



Approved BOD Meeting Minutes

Date: September 9, 2021
2:00 PM Central Time
Aquavista Owners Clubhouse
17155 Front Beach Road PCB, FL 32413

Calling of Roll: Johnny Parker called the meeting to order at 2:00 PM. Quorum was established with four board members present: Johnny Parker and Stephen Nesman were present in person; Richard Dowdy and Thomas Hildebrandt were present by phone.

Owners Present: Owners present in person included: Senad and Sladjana Veletanlic, Lou and Gene Christian, Thomas Czczil, and Cindy Parker. There were several owners present by phone.

Others Present: Carol Scicchitano of Virtuous Management Group was present in person.

Proof of Notice of Meeting- Carol Scicchitano, CAM attested that notice had been posted in accordance with the bylaws and statutes.

Reading and Disposition of Previous Minutes: Management advised that minutes of prior meeting were not yet completed or available for approval. Approval of minutes was waived.

Update on Meetings with Valcourt & C-Sharpe Regarding Proposals for East Wall Project: Johnny Parker reported that he and Richard Dowdy had met with contractors from Valcourt and C-Sharpe, had gone through their proposals and compared costs as well as factoring in potential costs for additional studs and patching. Although Vacourt's cost was lower, there additional costs for stud work and a bond were much higher than C-Sharpe. In addition both felt comfortable with the timeliness and work performed from C-Sharpe about the emergency repairs on the east wall that had been recently completed by them.

Board members shared opinions on whether a bond would be necessary or not. Bond costs with C-Sharpe was quoted at 1.3% of total project cost, including any additional work. Management was advised to contact them, indicating proposal was accepted, request that they provide a contract (to be sent to attorney for review) which includes start and completion dates, and request their consideration of splitting cost of the bond (estimated at \$2300). Richard Dowdy moved to pay the \$2300 cost of the performance bond. Motion was seconded by Thomas Hildebrandt. Motion passed unanimously.

Consideration/Approval of Vendor for East Wall Project: Board members were provided quotes for consideration which are as follows: Suncoast - \$140,536 with Additional costs of \$36/SF for extra stucco repairs; \$181/10 ft. 6" metal stud; \$198/10 ft. 8" metal stud; \$6/SF interior drywall/painting; 2% performance bond. C-Sharpe - \$153,927 with Additional costs of \$42.50/SF for extra stucco repairs; \$43/10 ft. 6' and 8" metal stud; \$5/SF for interior drywall/painting.

Richard Dowdy moved to accept the C-Sharpe proposal as written (\$153,927). Stephen Nesman seconded the motion and motion passed unanimously.

Discussion Regarding Window Installation on East Wall: Johnny Parker led discussion and informed attendees that the decision regarding responsibility for costs on the windows was sent to counsel for opinion. Association Manager, Carol Scicchitano recited the opinion letter provided by counsel which is attached for owner reference. In summary

the takeaway is that due to the location the windows are there is no access or ability to replace the window and properly seal it from the inside of the unit, that a lift would be required and that while the Association has the authority to delegate window responsibility and cost to the unit owners, they are in a structural support wall and are unique in its inaccessibility. thereby they may be treated differently than the other windows.

Update on Meeting with Southern Pools Regarding Pool & Spa Resurfacing: Richard Dowdy advised that he had met with Southern Pools and discussed the pool and spa resurfacing project. Southern Pools indicated that they could start the project by November 1st and that they will replumb the pipes to address the leaks under the spa. The quote provided previously was \$20K for the pool and \$5K for the spa and was approved pending verification of ability to start by November 1st, repair leaking, and satisfactory meeting with Association. It was also verified that there will be no additional sales tax costs added to total price.

Consideration for Spa Deck Restoration Work: Richard Dowdy and Management also met with Southern Pools and requested a quote for restoring the spa deck. A quote was provided in the amount of \$2500 and includes sanding/grinding material off spa deck and steps, pressure wash of dirt and oils, fill holes and low spots with skim coating, apply Krete Kote deck spray and two coats of color seal deck coating. Johnny Parker noted that there are sufficient funds in the reserve account to pay for pool and spa work.

Richard Dowdy made a motion to move forward with Southern Pools at a total cost of \$27,500 for the pool & spa resurfacing and the spa deck restoration. Motion was seconded by Stephen Nesman. Motion passed unanimously.

Discussion Regarding August Elevator Expenses Incurred: Johnny Parker advised attendees of the \$18K cost of repair expenses received from Cavinder Elevator and that management had worked with Cavinder to credit a few of those invoices. Management reported that all elevators are in operation at present and that the west hydro repair was completed this week, and that there may be a pending charge on that work for parts and labor.

Update Regarding Discussion on Determination of Use of BP Funds: Johnny Parker reported that there are approximately 47K remaining in the BP funds and that the owners will be provided the opportunity to vote their preference as to whether they wish to use those funds for operating shortfalls (due to being overbudget in 2020 and 2021) or for special projects.

In closing Johnny Parker added that Wes of Stone Claims is trying to get the pool retainer wall work included as part of the hurricane claim, that he has not heard back from the insurance adjuster regarding inspection results for window/door coverage, and that Bob Garrett of Coastline Engineering talked with Coastal regarding a potential fix for the pool retainer wall issue (water seeping through pool deck pavers and down into retainer wall).

Owner Discussion: Owner Thomas Czezcil asked about the possibility of obtaining the size of Elevator shaft vents on exterior of building via lift used by C-Sharpe, purchasing covers for the vents to prevent water intrusion and consideration of fabrication of wind shields for the elevators. Owner Lou Christian reported that the parking permit funds collected year to date is \$10,995.

Adjournment- Johnny Parker moved to adjourn the meeting at 2:39 pm. Motion was seconded by Stephen Nesman. Motion passed unanimously.

Submitted By,

Carol Scicchitano, CAM