Draft BOD Meeting Minutes

Date: May 11, 2022

4:55 PM Central Time

Aquavista Owners Clubhouse

17155 Front Beach Road PCB, FL 32413

**Calling of Roll:** Lou Christian called the meeting to order at 4:55 PM. Quorum was established with two board members present: Lou Christian and John Boone. Stephen Nesman,  Bill Hardacre and Thomas Hildebrandt were present by phone.

**Owners Present:** Owners were present in person. There were several owners present by phone.

**Others Present:** Carol Scicchitano of Virtuous Management Group and Victor Bowman of Pendleton & Bowman were 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 – 04/21/22**

Bill Hardacre made the motion to accept the previous minutes. John Boone seconded the motion. The motion passed unanimously.

**Report of Officers & Directors**

Lou Christian noted current elevator issues.

CSharpe is currently staging for construction.

**Management Report**

Management report should be available next week (since this monthly meeting is occurring a week early)

**Review and Approve Financials – 04/30/22**

Approximately $140055: operating cash

Approximately $1.8m: hurricane insurance proceeds

Approximately $381651: reserve cash

Approximately $3000 under budget currently

Approximately $8k delinquent.

John Boone made the motion to approve the financials. Bill Hardacre seconded.

The motion carried unanimously.

**Discussion Regarding Construction Project Timelines with Victor Bowman and C-Sharpe**

**Discussion and Possible Action Regarding Upcoming Construction & Related Renovations**

**a) Drywall Removal – West Traction Elevator Shaft**

Current contractor has backed out. This is part of current C-Sharpe contract. No additional action required.

**b) Coordinated/Possible Electrical Work Needed During Elevator Renovations**

C-Sharpe, Cavinder, and System Services to coordinate.

**c) Coordination/Possible Fire Safety Work Needed During Elevator Renovations**

C-Sharpe, Cavinder, and B&C to coordinate.

**Discussion and Possible Action Regarding Security Services**

Carol has been turned away from all commercial options for part time security services.

The only current option is a Virtuous management company employee at cost of $25.65/hr.

Total estimated cost is approximately $7300.

John Boone made the motion to approve security patrol provided by Virtuous management for $7300.00. Bill Hardacre seconded. The motion carried unanimously.

**Discussion and Possible Action Regarding Unit/Owner Maintenance Responsibilities & Charges**

Legal counsel had comments about entry door responsibility and exterior door bell buttons.

The documentation will have an additional update. Tabled.

The “Owner Charges” schedule will have modifications as discussed. Tabled.

**Discussion and Possible Action Regarding Comcast Phone Lines & Alternative Monitoring for**

**Elevators and Fire Safety**

The Clubhouse phone has been repaired.  Additional phone lines have not been moved to the phone concentrator. Tabled.

**Discussion Parking Permit Evaluation during Construction**

Due to construction, limits will be placed on trailers and RV’s, and golf carts require permits.

John Boone made the motion to eliminate 3rd vehicle, trailers, RV’s and non-passenger vehicals during construction.

Stephen Nesman seconded.

The motion passed unanimously.

**Owner Discussion:** Owners were allowed the opportunity to speak, ask questions, and share comments with the Board.

**Adjournment:** John Boone moved to adjourn at 6:44 pm. The motion was seconded by Bill Hardacre.  Motion passed unanimously.

Next Regular Board meeting is the16th of June, 2022.

Submitted By: Stephen Nesman