Draft Special BOD Meeting Minutes

Date: May 11, 2022

3:00 PM Central Time

Aquavista Owners Clubhouse

17155 Front Beach Road PCB, FL 32413

**Calling of Roll:** Lou Christian called the meeting to order at 3:01 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, Michele Noel 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.

**Special Assessment**

a) *Discussion & Possible Action – Consideration for Approval of Special Assessment in*

*the amount of $1,608,325.00 for the purpose of completion of remaining Hurricane*

*Michael Repairs, Capital improvements and the 2021 Operating Budget shortfall*

Lou Christian made the motion to Special Assess for Capital Improvements, Hurricane Michael Repairs, and 2021 Budget Shortfall in the total amount of $1,608,325.00. Specifically, Hurricane Michael Repair Costs Remaining = $364,397.00; 2021 Operating Budget Shortfall = $127,239.00 and the remaining balance is for capital improvements.

John Boone seconded the motion.

Owners present and on the phone were given opportunity to comment.

The motion carried unanimously.

b) *Vote to establish due date(s) for special assessment and delinquency procedures*

Lou Christian made a motion to approve of setting June 15, 2022 as the due date for the special assessment, with the amount due in full.  She further move that owners will not be deemed delinquent in payment of the special assessment, and any claim to interest will be waived, if the owner pays 20% on or before June 15, 2022 and then pays four additional monthly installments of 20% each, due on July 15, August 15, September 15, and October 15, 2022.  She also moved that any owners who fail to pay according to one of these approved timeframes will be referred to collections for the full unpaid balance of the special assessment according to Aquavista’s standard Assessment Collection Policy, including interest at 18% per year beginning ten days after the due date.

John Boone seconded the motion.

The motion carried unanimously.

c) Owner Discussion: Unit Owner HO6 coverage for special assessment

The association will provide a letter specifically for Hurricane Michael coverage to owners to submit to their insurance company for possible HO6 coverage.

**Adjournment:** Lou Christian moved to adjourn at 4:47 pm. The motion was seconded by John Boone.

Submitted By: Stephen Nesman