



Draft BOD Meeting Minutes
Date: September 15, 2022
4:00 PM Central Time
Aquavista Owners Clubhouse
17155 Front Beach Road PCB, FL 32413

Calling of Roll: John Boone called the meeting to order at 4:00 PM and called roll. Quorum was established with four board members present: John Boone and Bill Hardacre in person. Thomas Hildebrandt and Jason Grimmatt were present by phone. Stephen Nesman was absent from the meeting.

Owners Present: There were 21 owners were present in by phone and 6 people present in person.

Others Present: Carol Scicchitano of Virtuous Management Group and Victor Bowman and Michelle Nowell 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 – 08/18/22 BOD Meeting

Bill Hardacre made the motion to approve the previous minutes. Jason Grimmatt seconded the motion. The motion passed unanimously.

Report of Officers & Directors: No reports.

Committee Reports - Aquavista Non-Smoking Exploratory Committee

In absence of Dianne Nesman, committee chairperson, Alice Meadows provided an update on the progress made in proposing a smoke free policy for the association. She noted that they were narrowing down questions for a survey that would be sent out to owners. The committee meets monthly and management will post minutes of their meetings to the online portal and website.

Management Report

Management provided a brief update on elevators with plumbing and electrical updates to be provided during the meeting via agenda items. Monthly report will be available by month end.

Review and Approve Financials – 07/31/22 and 08/31/22

Thomas reported that he had closed the Ameris Bank operating account (previously approved by the board) and deposited the funds into the Community Bank operating account. He also provided an overview of balances as follows: Operating Cash: \$106,000, Reserves: \$457,000, Hurricane Funds: 1,354,000, Special assessment: \$1,253,000.

Jason Grimmatt moved to approve the financials as presented for July 2022. Motion was seconded by Thomas Hildebrandt. Motion passed by majority with Stephen Nesman absent and Bill Hardacre abstaining due to not having ample time to review the financials.

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Discussion and Possible Action – Construction on Property – Pendleton & Bowman

Victor Bowman presented:

a) Update on Status & Concerns on Site Work Being Performed

Victor Bowman reported on the progress of work being performed. V-walls (running vertically between units on beachside) were discussed with Victor & Michelle indicating that the V walls are cracking and deteriorating, and it was advised that they should be stripped back and replaced, and the construction schedule may be delayed due to additional work needed. Discussion was also held regarding stormwater runoff due to the CRA project and the need to clean/jet the storm drains as well as the pool deck coating to be used. Other discussion was held regarding the short walls with short railings needing attention as well. A schematic was requested from Victor so that choices could be put out for vote of the membership.

b) Damage to Elevator Shaft due to Fire

On September 7th there was a fire in the elevator shaft, with fire between 4-5 floor inside the wall. Fire department extinguished fire, we have had inspectors and insurance adjusters onsite. C-Sharpe was in process of repairing stucco walls when the fire started. Victor Bowman reflected on what he thinks may have occurred is that a grinder likely overheated and caused to cause the fire. He stated that C-Sharpe has their insurance company on it. We are currently awaiting report from state fire inspector.

d) Elevator Shaft Walls

No action is currently being taken regarding the elevator shaft walls, in which the OSB is deteriorating and the stucco delaminating. The condition of the wall is likely worse due to the fire and exposure to water when putting fire out. Building inspector was out and wanted to verify that 2-hour rating drywall was in the shaft and that it was in accordance with building code. Victor said all metal studs will need to be inspected in the shaft during course of drywall removal and installation. John Bone reminded Victor that the fire department wants an assessment from him on the condition of the shaft and he said he would work with Cavinder to inspect it.

e) Second Floor Divider Walls

Victor provided info regarding condition of 2nd floor balcony divider walls (separating units on balconies) and will need a decision on how to proceed. He said that C-Sharpe is working up quotes and options: 1) Remove wall and install railings (which would require vote of owners), 2) Replace wall with concrete block; 3) Rebuild with like materials. He recommended putting consideration of reconstructing knee walls, east and west elevator towers stucco replacement and the apron/skirt issues together as one project that could be addressed later.

Victor also brought with him samples of coating to be used on the pool deck under the pavers and explained the process of application of the product. Paver samples were also provided for viewing.

Discussion and Possible Action Regarding Elevators, Plumbing and Electrical Matters

Management reported the Cavinder field rep was onsite and inspected the elevator and that they will be putting together proposal us. The West KONE was near completion when fire occurred and



it is shut down till further notice. Board agreed to move forward with East KONE elevator upgrades and address hydraulic elevator upgrades later on.

System Service & Engineering came out and did a plumbing assessment for various repairs needed and replacement of handles needed for valves. We are awaiting their proposal and requested pricing for purchase of individual sizes of spare valves so we can purchase and have them on hand.

Pool equipment room electrical upgrades are complete, but they cannot finish east and west electrical rooms until C-Sharpe is done with their work. System Service & Engineering was approved for replacement of parking garage light fixture. They were able to supply us with replacement fixtures that have amber bulbs and we have requested they verify the lumens so we ensure we are turtle compliant with the fixtures. A proposal from System Service & Engineering was received for installation of new conduit for parking garage lights at a cost of \$24,400. This is necessary due to the deterioration of the conduit.

Jason Grimmatt made a motion to move forward with approval of quote for replacement of lighting conduit at cost of \$24,400. Motion was seconded by Bill Hardacre. Motion passed unanimously.

Discussion and Possible Action Regarding 6" Fire System Pipe Replacement & FDC Connection for Fire System

The City of PCB Fire Department mandated replacement of the FDC connection after the fire occurred and the work was performed by B&C Fire Safety and a 6" fire system pipe was replaced due to it leaking.

Bill Hardacre moved to ratify approval of the B&C cost to replace the 6" pipe for \$3,088.93. Jason Grimmatt seconded the motion. Motion passed unanimously.

Discussion & Action Regarding City of Panama City Beach on Stairwell Lighting

The association received notice to correct stairwell lighting in order that it was turtle friendly lights or face possibility of being fined. John Boone reached out to City officials, and they came back to us and agreed that it would not be necessary to change the stairwell lighting to turtle friendly lighting. This was due to John having advised them that some years back the fire department had authorized the existing stairwell lighting, deeming proper lighting a safety issue and that it is necessary for us to maintain proper lighting in the stairwell.

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

Adjournment: Bill Hardacre moved to adjourn at 5:22 pm. The motion was seconded by Jason Grimmatt. Motion passed unanimously.

Next Regular Board meeting is the 20th October, 2022.

Submitted By: Carol Scicchitano