



Approved BOD Meeting Minutes  
Date: Feb 16, 2023  
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 4:01. Quorum was established with two board members present: John Boone, Bill Hardacre. Stephen Nesman, Thomas Hildebrandt and were present by phone. Jason Grimmett was not available due to weather conditions.

**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 (01/05/23, 01/12/23, 01/19/23)**

Bills Hardacre requested a check to find a statement made by a vendor on the 1/12/23 meeting recording and amend as necessary.

Bill Hardacre moved to accept the minutes as written. The motion was seconded by Thomas Hildebrandt. The motion carried unanimously.

**Report of Officers & Directors**

No reports outside of the current agenda (below).

**Committee Reports – Non-Exploratory Smoking Committee (Survey Results)**

Christine Prue presented the survey results. 55 units responded. 92% don't allow smoking or vaping.

42% reported never smelling smoking

79% reported smoke smell bothers them.

73% would prefer a non-smoking community.

71% total want a smoking policy.

Owners discussed the complexities of enforcement.

Diane Nesman invited all owners interested to attend the next committee meeting which will be pre-announced by Carol.

**Management Report**

B&C Fire Safety made repairs including individual units which will be charged to the owners. They also did fire extinguisher inspections.



Awnings were rehung as well as the Aquavista sign.

C-Sharpe is finishing caulking and pavers around the pool. The spa and hot tub will be delayed perhaps into next week due to stucco debris. Spa deck will be done on Monday.

Electrical room work is delayed.

### **Review and Approve Financials – December 2022**

Low operating cash. 2021 special assessment for budget overrun was transferred to operating cash.

\$1.3 million assessment funds remain.

\$248,000 hurricane Michael insurance claim funds.

\$400,000 reserves.

Transfer of \$80,000 to reserves.

Estimated loss of about \$12,000 for 2022.

Bill Hardacre moved to accept the minutes as written. The motion was seconded by Stephen Nesman. The motion carried unanimously.

### **Discussion Regarding Construction on Property – Pendleton & Bowman**

#### **a) Update on RFPs & Contract Regarding Phase I & II of Restoration Project**

We are awaiting pricing on the project. There are several contractors interested in bidding. Thomas asked about the lack of finishing of the interior doors. After spending \$5000 per door he was concerned that the doors were not finished. Victor stated the commercial doors had no casing but he would talk with C-Sharpe and see what they could do at no cost.

#### **b) Ratify Action Taken Regarding 2nd Floor Divider Rails between units**

Second floor divider rails have been ordered for Mar 1 installation at the cost of \$10,500.00.

Bill Hardacre moved to accept the quote from Triple H Custom Welding & Fabrication LLC for \$10,500.00. The motion was seconded by Thomas Hildebrandt. The motion carried unanimously.

### **2023 Insurance Policy Renewal**

#### **a) Discussion and Consideration of Payment Options for Insurance Policy Increased Costs**

The budget included an increase of 30% over last year for anticipated insurance costs. We budgeted \$246,000 but the actual cost is \$363,000 (48% increase). The monthly payment is \$41,000. We will have to assess for the difference of \$139,598, which includes the finance charges. It may be pushed out to April 1 to give owners time to plan.

#### **b) Discussion Regarding Consideration of Line of Credit**

John asked what kind of protections are there with this line of credit. Thomas mentioned that the board can assess but it may take time to get those monies. We don't have a use for it now, we don't want to be scrambling for money if we do need it. This would be for a project where you need to make immediate payment.



Tabled for next month's agenda.

**Update on West Kone Elevator Claim**

Carol spoke with the insurance adjuster handling the claim. The estimates on the cab, sheathing, the motor, and shaft, were submitted but they were pre architect review. They have now submitted Victor's cost to cover the project. We can submit additional costs later. Reimbursement funds have not been finalized yet.

**Update Regarding Elevator Modernization and Repairs**

The east Bagby elevator has passed its inspection and needs additional tuning by Cavinder.

**Consideration of Action Regarding Electrical Repairs**

No activity this month. Waiting on several second floor units to be looked at. The circuit panels that come into the building need replacing and are outdated. Owner's Federal Pacific electrical panels should also be replaced inside of the units.

Sometime in October when the main panels are replaced we will have no electricity for 7 days. Dates will be announced.

**Consideration of Action Regarding Fire System Repairs**

\$3360 proposal provided due to the fire alarm system wiring was cut in the parking garage causing faults all over the system. Part of this is trouble shooting for the 3rd floor issues and the parking garage. If they can prove System Service cut the lines, they will be charged for it.

Bill Hardacre moved to accept the quote from System Service for \$3,360.00. The motion was seconded by Stephen Nesman. The motion carried unanimously.

**Consideration of Action Regarding Domestic Backflow Repairs**

We have had a leak since last year. One of the backflows has been repaired. A full replacement 4" backflow and repair of one of the threads is \$2010.00. It was around \$30,000 for full replacement for both. Both the red and blue ultimately need to be replaced.

Bill Hardacre moved to accept the quote from Gulf Coast BackFlows & Services, LLC repair for \$2010.00. The motion was seconded by Stephen Nesman. The motion was carried unanimously.

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

**Adjournment:** Bill Hardacre moved to adjourn at 5:35 pm. The motion was seconded by Stephen Nesman. Motion passed unanimously.

Submitted By: Stephen Nesman