



Approved BOD Meeting Minutes  
Date: Jan 5, 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 4:40 pm. Quorum was established with two board members present: John Boone and Bill Hardacre. Thomas Hildebrandt, Stephen Nesman, Jason Grimmatt 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 and Michelle Noell 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.

## **BUSINESS ITEMS**

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

Michelle Noell noted the progress on the pool deck and the bottom panel of the pool west wall.

#### **Consideration and Action Regarding West Wall Concrete Cap**

(divider between west end of parking deck and neighboring townhouses) C-sharpe bid \$3896, not including the top rail. Bill Hardacre motioned to engage C-Sharpe for \$3896.00. Jason Grimmatt seconded. The motion carried unanimously.

#### **Consideration and Action Regarding Other Work Relevant to Renovation Project**

Second floor knee wall holes: contractors are reluctant to touch additional knee wall/apron due to the continued deterioration.

#### **Consideration and Action Regarding Contract(s) for Elevator Tower Restoration Project**

Pendleton & Bowman presented a contract to cover the west elevator tower re-construction. Tabled: waiting for insurance payment and contract modification.

### **2023 Insurance Policy Renewal**

#### **Ratification of Short-Term Property Insurance Renewal**

Current insurance policy has been extended at the current rate. 5673.15. General coverage for 2023 is \$15242.55 (not including property).

Bill Hardacre motioned to extend the current policy for \$5673.15 for property insurance, as well as payment of \$15242.55 for 2023 general coverage (not including property).

Jason Grimmatt seconded.

The motion carried unanimously.

#### **Discussion and Action Regarding 2023 Annual Insurance Policy Renewal (above)**

### **Consideration of Action Regarding Fire System Repairs**



15 separate repairs are required around the property in the amount of \$3291.58 for common area. There are also individual units that will be charged for improperly relocated or disconnect alarms. Jason Grimmatt made the motion to engage B&C Fire Safety for \$3291.58 as well as charging individual unit owners for their repairs.

Stephen Nesman seconded.

The motion carried unanimously.

Aquavista has received a backflow repairs estimate by System Services for \$1008.00. The backflow cannot be repaired until the city completes additional work.

Tabled.

**Consideration of Action Regarding Electrical Repairs**

System Services has provided a quote for \$2340.00 Additional quotes

Bill Hardacre motioned to approve but not to exceed the System Service & Engineering pricing, and to accept System Service & Engineering quote if additional/better price cannot be found within two weeks. Thomas Hildebrandt seconded.

The motion 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 5:19 pm. The motion was seconded by Jason Grimmatt. Motion passed unanimously.

Submitted By: Stephen Nesman