



Approved BOD Meeting Minutes
Date: Apr 20, 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 4:02. Quorum was established with one board member present: John Boone and Stephen Nesman. Bill Hardacre, Thomas Hildebrandt and Jason Grimmett were present by phone.

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

Others Present: Carol Scicchitano and Gary Pittman of Virtuous Management Group were present in person.

Proof of Notice of Meeting: Gary Pittman, CAM attested that notice had been posted in accordance with the bylaws and statutes.

Reading and Disposition of Previous Minutes (03/02/23, 03/16/23, 04/06/23)

Jason Grimmett moved to accept the minutes as written. The motion was seconded by Bill Hardacre.
The motion passed unanimously.

Report of Officers & Directors

None

Committee Reports – Non Exploratory Smoking Committee

Diane Nesman reported that the committee is authoring a policy for review to be provided to the board.

Management Report

Eight owners past due less than 30 days.
C- Sharpe is still working on finishing thresholds. Elevator work continues as does fire suppression.

Review and Approve Financials – February 2023

Thomas reported: We are over budget this year by \$25,000 mostly attributed to the insurance increase. Fire system repairs have been \$8500 over budget of \$3500. Replacing the balcony lights with turtle light and various other small projects are being done but adding up.
Approximately: \$200,000 operating budget
Approximately: \$715,000 special assessment
Approximately: \$450.00 hurricane Michael insurance funds
Approximately: 476,000 reserves



Stephen Nesman moved to accept the February 2023 financial report as written. The motion was seconded by Jason Grimmatt.
The motion passed unanimously.

Follow up Discussion Regarding Completion of Building Restoration Project

Expansion joint covers are being installed by C-Sharpe. One V-wall is being repaired. Discussion around the \$7500 remaining bill from C-Sharpe for misc. items. Discussion regarding whether to pay the full amount with concerns about C-Sharpe not providing a change order or informing us of the price before doing the work. \$6000 for putting some view holes into our apron is outrageous and would not have agreed to it (BH). Thomas said if we received a 'benefit' we may be liable for paying it. Board decided to go back to C-Sharpe and request to see the emails.

Stephen Nesman made the motion to table the issues and continue research into the requests for work. Jason Grimmatt seconded. The motion passed unanimously.

Discussion & Consideration of Removal of Skirt Being Added to Contract for Apron/Skirt Project

Waiting for contract review by legal counsel. Immediate demolition of skirt stucco required by city building inspector. There is a four month wait for railing once ordered. Concrete spalling and touch up painting must be done, as well as some electrical on the beach side.

Discussion & Consideration for Approval of Contract with Seashore

Bill Hardacre discussed concerns about the contract. Seashore and Victor were unavailable to answer questions.

Bill Hardacre moved to approve \$1,270,554.00 to Seashore and leave discussion open for some confusion about the price of the apron removal. Jason Grimmatt seconded.
The motion passed unanimously.

Update on Insurance Claim – West Kone Elevator

Paid only \$209,000 but the total cost is over \$700,000
Expecting response from insurance company 21-Apr-2023

Update Regarding Elevator Modernization and Repairs – Cavinder

The pit of the elevator has deteriorated. The I-beam holding the spring needs replacing per the building inspector. Cavinder proposed \$4525 to repair it.

Bill Hardacre moved to approve \$4525.00 to Cavinder for repair of channels and governor rope. Jason Grimmatt seconded.
The motion passed unanimously.

Update on Line of Credit Status

No update from Community Bank. Tabled.

Discussion & Consideration of Action Regarding Electrical Projects

Systems Services is looking at having generators onsite.



Tabled for additional research.

Discussion & Consideration of Action Regarding Fire System Deficiencies

Troubleshooting of 3W has been rescheduled.

B&C did not get the notice of commencement. It has now been submitted to the fire department and no fine was given. Backflow inspections are due by the end of April. B&C will perform that.

Discussion & Consideration of Action Regarding Purchase of Isolation Valves

We should consider acquiring replacements and have them on site so if one breaks, we have minimal downtime. If we don't have a spare, the whole building could be shut down for several days. One spare of each one \$2946.00 spares would be \$5892.00.

Tabled for pricing from warehouse and inclusion of replacement handles.

Discussion & Consideration of Acceptance of Reserve Study

Several inaccuracies in the study have been identified.

Stairwell windows were replaced in 2015 and are scheduled to be replaced in 2025. Get Cavinder's opinions on how long the hydraulic calendars on the Bagby elevators will last. The study will be returned to Reserve Advisors for update.

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

Adjournment: Jason Grimmett moved to adjourn at 5:49 pm. The motion was seconded by Stephen Nesman. The motion passed unanimously.

Submitted By: Stephen Nesman