



Approved BOD Meeting Minutes
Date: Jan 19, 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 4:06. Quorum was established with three board members present: John Boone, Bill Hardacre, and Stephen Nesman. Thomas Hildebrandt and 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 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 (12/15/22, 12/16/22, 01/05/23, 01/12/23)
There was no 12/16/22 meeting. January minutes are not yet available.

Bill Hardacre moved to accept the 12/15/22 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).

Management Report

Not yet available.

Review and Approve Financials – November 2022

Approximately (as of Nov 2022)
\$86,000.00 in operating cash
\$1,529,000.00 in special assessment
\$609,000.00 in hurricane insurance claim
\$405,182.00 in reserves

Estimating \$12,000.00 over budget for the year.

January receivables: Approximately \$43,000.00
16 owners are past due (less than one month)
1 owner over 90 days past due and working with our legal counsel on payment
1 owner over 60 days past due
Bill Hardacre motioned to approve financials. Jason Grimmatt seconded.



The motion carried unanimously.

Discussion Regarding Construction on Property – Pendleton & Bowman

a) Consideration and Action Regarding Other Work Relevant to Renovation Project.

The edges of the pool deck will be completed in the next few days and they will be solving leak problems with the pool. The pool is expected to be completed by early February.

They are currently working on some of the punch out items. Some scuffs on the roof will be fixed. Concerns were brought up about the 2nd floor openings from previous rail removal and Victor assured the board they will be fixed and covered before they leave. Second floor hand rails will be inspected for burrs from construction. Questions were raised about removing screw holds attaching the bars and causing some leaks. They did inspect all railings and they passed the inspection.

There are 18 observation holes around which must be sealed up. They will install black netting around the elevator tower. The approximate cost of \$5000.00 (time and materials).

Bill Hardacre motioned to accept the material bid estimate \$5000.00 to repair the holes in the apron. Jason Grimmatt seconded. The motion carried unanimously.

b) Consideration and Action Regarding Contract(s) for Elevator Tower Restoration Project.

Victor sent a contract for future projects in the fall. Two phases to this contract. Each one is \$10,000 for the management fees he will be doing.

Bill Hardacre moved to approve the Phase 1 and 2 management project by Pendleton & Bowman for \$10,000.00 each phase. Thomas Hildebrandt seconded. The motion carried unanimously.

Victor reports there was only one bid. Victor wants to put it back out to bid to get more quotes. He has commitments from at least 4 contractors. Victor requested to change the scope of work to allow dividing the project up among final contractors (especially west elevator interior vs. exterior). There are 4 different bid contracts.

Bill Hardacre moved to approve the scope of work and issue the project manual. Stephen Nesman seconded. The motion passed.

c) Consideration of Action Regarding Apron/Skirt

The apron will be metal studs based.

Concerns around timing of the skirt replacement. Bill Hardacre asked Victor to give a separate bid item to see how much more money to extend the skirt. Victor states it must be stucco. Questions were raised about how extending it could hide and protect the pipes, and about covering the girders on the front of the building. Victor will be discussing this over the week and will be getting back. Carol requested a sample for owners be made available.

This is in two phases due to safety and liability concerns. The west elevators rebuild will occur as soon as possible. The whole west elevator will be stripped to metal studs and wall sheeting. The stucco and interior drywall must be removed up to the sixth floor and replaced.



The east elevator isn't as bad. Exterior walls will be stripped and replaced. The skirt replacement will occur after that.

d) Consideration of Action Regarding 2nd Floor Rails between units

The railings are at least two months out to receive. Discussion around cost of temporary vs a permanent railing. We are waiting for potentially an earlier delivery time.

2023 Insurance Policy Renewal

a) Ratification of Property Insurance Renewal

Insurance has gone up more than budgeted (25% increase). The cost was \$195,000 last year. This year it's \$363,000. We budgeted \$246,000 for 2023. For reference, costs have gone from \$50,000 five years ago to \$363,000 this year. The 2023 contract prohibits using a 3rd party adjuster for claims. This will require an assessment.

b) Discussion and Consideration of Payment Options for Insurance Policy Increased Costs.

Bill Hardacre motioned to approve the \$363,790.65 plus finance charge for a total of \$374,900.65. Thomas Hildebrandt seconded. Motion passed unanimously.

Update on West Kone Elevator Claim

Carol has reached out to the master claims adjuster but has yet to hear back.

Consideration of Action Regarding Elevators

Last week we approved making the down payment and the interiors. The motor that runs the elevator in both East and West was bad. We had approved the West for \$88,400. When Cavinder invoiced us the new West motor.

Bill Hardacre motioned \$37,999 to purchase a rebuilt motor from Cavinder in anticipation of the East Elevator failing. Thomas Hildebrandt seconded. The motion passed unanimously.

Concerns regarding Bagby about them not installing equipment that was not appropriate and discuss with legal counsel what claims we might raise here. We spent \$200,000 and we were supposed to get all new elevators except the cab and rails. Carol says we have to lay out information and lay out exactly what happened to see if we can get money back some of the \$200,000 we spent.

Thomas said we spent \$360 for an alarm in the east Bagby. We pay for a quarterly service contract to see that things are working properly. Carol will make sure they send us quarterly and monthly inspections and maintenance reports.

Consideration of Action Regarding Fire System Repairs

Carol is collecting estimates for repair of the domestic backflow. Carol is getting a quote for insulating the pipes. Tom Czeziel provided quotes for stainless steel 4 inch back flow is \$451 (not including labor) for reference. Tom states CRW is willing to do it when they will complete current project and can give a bid. To do the 8 inch and 4 inch all brand new city pipe up through backflow and back down both domestic water and fire (stainless and without stainless). \$19,410 total for materials. He said 6 or 7 months out for CRW availability.



Consideration of Action Regarding Electrical Repairs

Work continues on 201 West but it is not completed. The western half of garage is lit now and the east side will be done in a week. Carol has a quote for the pump room of \$9593.00 for the panel and lighting. Tabled for additional quotes.

Consideration of Action Regarding Bonfire Agreement

Light up the Beach Bonfires contract through Coastal Parasail. Tabled for update.

Consideration of Action Regarding Floor Machine Purchase

A sample was done in front of Bill's place, but they were not impressed with the machine. Tabled until next meetings for additional information.

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

Adjournment: Bill Hardacre moved to adjourn at 5:50 pm. The motion was seconded by Thomas Hildebrandt. Motion passed unanimously.

Submitted By: Stephen Nesman