

BOARD OF DIRECTORS' MEETING

JUNE 2, 2015

President John Evans opened the meeting at 10:00 am in the Clubhouse. After verifying that the meeting had been posted 48 hours in advance, the Secretary called the role. The following Directors were present: John Evans, Frank Kramer, Nick Marchione Lou Buscemi and Donna Bowman. Glenn Baker was available by a conference call. The President then asked for a motion to dispense with the reading of the corrected minutes of the May 20, 2015 meeting (which were sent out to all unit owners) and to accept and approve them as written. Frank Kramer so moved. The motion was seconded and carried.

DIRECTORS' REPORTS

Treasurer's Report (Nick Marchione, Treasurer)

Three delinquent owners have been referred to our Attorney. Collection fees and late charges will be paid by our delinquent owners. Nick presented copies of our Balance Sheet and said that they were available to everyone. The General Reserve Fund has a balance of \$371,322.56. The total Operating Cash Fund has a balance of \$738,778.00

COMMITTEE REPORTS

Social Activities (Hal Allen)

Hal Allen, our Social Director, reviewed the June calendar pointing out the various activities listed for this month. There is a new event being added – **Latin Dance Lessons** after Happy Hour on Wednesday June 10th given by Stephen and Elaine Zager from Eastport. Hal is also planning a **trip to the Rodeo in Davie** on Saturday, June 27 at 7:30 pm. More details will follow. The official calendar will be emailed to you very soon. Be sure to check for dates and time of all the activities.

OLD BUSINESS

Stone Borders- Flower Beds Frank Kramer

The Landscape Committee had requested \$2,045 to replace the plastic border around the small garden in front of the Clubhouse with a slate border. Frank Kramer explained that the Landscape Committee has an annual budget with a remaining balance of \$5,000 this year. He made a motion that the Landscape Committee could spend their annual budget without approval from the Board. Motion was second and approved unanimously.

Roof/Air Conditioning Project (See Manager's report below for details.)

Pool Project (John Evans)

John mentioned that we have been working on this project for over a year dealing with many issues that need to be examined and resolved in order to develop an acceptable plan for all. We are committed to getting a plan done over the next few months. We have met with our pool engineer numerous times. The cost estimate is \$150,000 (not firm).

John discussed at length the positive advantages of changing the depth of the pool from 8 feet to 5 feet

- ✓ Health Department is checking water quality and drowning prevention
- ✓ less water usage: a savings factor
- ✓ less chemical usage: a savings factor
- ✓ eliminate rope divider

Here are other issues that were discussed in the meeting:

- code acceptable edge and scum gutter
- pool deck design including possible expansion
- position of stairs changed to center with the second step being extended for possible seating area
- handicapped ramp from lower deck to top deck
- vote for change of pool depth and stair change would be mailed to membership for approval

As for funding, we will need to look at one of two options: a bank loan or a small two payment assessment. The estimated figures for an assessment are: a two payment assessment would require \$115 to \$417 each payment based on owner unit share.

Frank made the motion to send out a vote to the Membership to reduce the depth of the deep end of the pool from 8 feet to 5 feet and to make needed repairs and improvements. The motion was seconded and passed.

NEW BUSINESS

Board Member Request

The President announced that we need another Board Member and, if interested, to please submit a resume and cover letter to the office.

MANAGER'S REPORT (Bob Lorang)

The following is a written report by Property Manager, Bob Lorang. He read it at the meeting and accepted questions.

Pool Project Update:

The Board and Manager met with our Engineer this past month to put the pool project back on track to create the final design plan that will allow the Association to obtain construction bids from three pool contractors. Additionally, we are consulting with a Landscape Designer who will create a design for extending the pool area to include the Gumbo Limbo tree grassy area to the east. Design renderings will be prepared for next month's evening meeting.

West Harbor Roofing and AC Stand Replacement Project:

The 2015 re-roofing and AC stand replacement project is in the final planning stages. The roofing engineer Les Knopf of Knopf and Associates is being hired to participate in the final planning and implementation of this project. Knopf and Associates have ordered a moisture survey for West Harbor and Center Harbor to determine the existing moisture levels that may exist under each roof. This analysis is being performed by Roof Survey's Inc.. This analysis is crucial to determine conclusively the current condition of our existing roof and represents a means of locating fundamental problem areas that may exist in specific areas of the roof. Knopf and Associates will provide the specifications, bid request packages along with project administration and supervision when the project begins. The details of our progress throughout this project will be provided in upcoming meetings.

Asphalt Repair:

This year we required a preliminary asphalt repair process in addition to our normal seal coating project. The repairs were needed as a result of factors that appear in the normal life cycle of most paving. The repair areas will cure until October when we will begin our normal every three year scheduled seal coating work.

Tree Trimming:

Sable, coconut and queen palms are being trimmed to thin growth in preparation of Hurricane season. Royal Palms behind our buildings are not accessible for trimming because of their size and also inaccessibility of equipment capable of reaching the tops. Royal palms are self-cleaning in their characteristics by shedding their fronds as needed.

Clubhouse-Clubroom AC Unit Replacement:

One five-ton air conditioning unit requires replacement in our clubhouse clubroom. This unit is 15 years old. The new unit cost is \$5500 and will be installed this week.

Resident Storage Lockers:

The Association and pest control personnel will begin the inspection of 41 storage rooms this week. The process will accomplish several functions: room cleaning, inspection for live termite infestation and treatment for live infestation. Grading the condition of all lockers is to prioritize a repair schedule.

QUESTIONS FROM MEMBERSHIP

During the Q&A much discussion ensued.

- ✓ Residents were concerned about personal funding figures for air conditioner
- ✓ Question was raised if building concrete could withstand the heavy weight of hurricane sliders
- ✓ Requested update from Insurance Committee

ADJOURNMENT

John asked for a motion to adjourn the meeting. Frank made the motion. It was seconded and passed unanimously. The meeting adjourned at 11:49.

Next Board meeting will be Tuesday July 7, @7:00pm

Donna Bowman, Assistant Secretary