



Board of Directors Meeting held on Thursday, May 3, 2018

CALL TO ORDER: Meeting called to order at 3:30 pm by President Phil Clavel.

PROOF OF NOTICE: Proof of notice was posted in accordance with the Association's Bylaws and Florida Statute 7.18.

QUORUM: A quorum was established with Treasurer Andy Pruitt, Dick Lombardi, Gary Keith and Ralph Horak in person. President Phil Clavel was present via conference call. Also present was Lynn Lakel and Michelle Thibeault (via phone) of Sunstate Management Group. Two residents were present, Peggy Hall and Noland Middaugh.

APPROVAL OF MINUTES: **MOTION** made by Gary Keith, seconded by Dick Lombardi to approve the March 5, 2018 meeting minutes with correction. Motion passed unanimously.

ATLAS INSURANCE PROPOSAL: Darren Howard of Atlas Insurance was in attendance to present the insurance proposal. Darren explained that the coverages were the same except to add the garage that was originally under the Master. There was a \$63 savings. Darren continued with the explanation of each section of the policy. Discussion continued after Darren left. The Board agreed to change the Crime to \$250,000 and stay with 3% deductible. Gary made a motion to accept the policy as presented with the change of Crime. Dick Lombardi seconded the motion. The motion passed unanimously.

PRESIDENT'S ADDRESS: Phil Clavel announced that we have new owners in 701, John and Victoria Bryant and 802, David and Carol Metzger. At last count there were 5 hot water tanks left to change their tanks. 902, 903, 401, 203 and 204. Paul has begun summer cleaning and maintenance schedule. Phil Clavel met with Paul to go over schedule. Phil had a meeting with the new master LCAM. He passed on owner concerns, the trees, and other issues to the new CAM.

TREASURER'S REPORT: Andy Pruitt reviewed the March Financials. Operating account we have \$85,501 and the reserve account \$156,457. All looked normal except the overage of \$51,000 which was from sale of garage. Water and sewer was over due to seasonal usage. Andy explained the overage on legal expenses. A brief discussion followed.

UNFINISHED BUSINESS: None

NEW BUSINESS:

Ratify EPS Contract – Electronic Protection Systems. Phil Clavel explained this contract. Gary Keith made a motion to ratify the EPS contract. Andy Pruitt seconded the motion. Motion passed unanimously.



Comcast discussion “Understanding Moving Forward” – Phil Clavel asked Andy to bring everyone up to date on Comcast. Andy explained the contract and where we stand at this point. Payment was stopped with April payment. Discussion followed. The Board agreed to continue with the stop payment and continue to move forward with the contract cancellation.

ARC Applications – 502, 701, 803. After a lengthy discussion, regarding contractors not following the rules, the board agreed to follow up on the work that was completed properly. Andy made a motion to ratify ARC application 701 and 803. Gary Keith seconded the motion. Dick Lombardi asked that final inspection by Board of Directors be made. Motion passed unanimously. The ARC application for 502 has been review by the Board. Dick Lombardi made a motion to approve the 502 ARC application. Gary Keith seconded the motion. Motion passed unanimously.

Reliance – Review, 6-month review: Phil Clavel explained changing to Reliance. Everyone is happy with the Reliance service. Discussion followed. Dick Lombardi made a motion to ratify the Reliance Contract. Andy Pruitt seconded the motion. Motion passed unanimously.

Sunstate – Review, 6-month review: Phil Clavel explained the bind they were in being without a manager. He explained how Sunstate is actively available when needed and respond on a timely basis. Sunstate Management has gone above and beyond for us. Phil Clavel motioned to ratify the agreement with Sunstate Management. Andy Pruitt seconded. Motion passed unanimously.

MASTER ASSOCIATION: Ralph Horak gave a Master Association report. All officers are members of Building B and C. Jerry Thomas announced that he was leaving the next day. There was a discussion on a kayak rack. The most interesting discussion was on the clubhouse. We were at a disadvantage as we did not have any information on this. Three members of building A met with the planning manager of the city on April 12 regarding the clubhouse. Every aspect was discussed. Most important was the permits. We learned that the permits are not valid anymore. Permits have a life of two years due to changes and administration management and building codes. If Waterfront wants to do any changes to the green area, a new plan has to be submitted. Any new plans will require meetings with engineering department and would take at least 6 months. Ralph explained that parking was part of the plans. We would need 196 parking spaces for the 3 buildings based on all owners having two cars. Ralph continued with his report. Discussion followed.

MEMBER COMMENTS: Peggy Hall had a question about the lanais. Phil Clavel explained that a painting contractor was brought in. He said that the situation is not serious, and we keep an eye on the different issues and to monitor them. A brief discussion followed.

Adjournment: 4:45 pm

Next meeting – TBD