

BOARD OF DIRECTORS MEETING - 01/31/2018

Attending Preuett, Malmberg, Siswick, Sve, Scoggins, Keefe

Coffman, Cavallaro (RPM)

Plantier (Del Mar)

circa 20 owners

Meeting called to order at 1:00.

Introduced Christiaan Cavallaro who is new RPM property manager replacing Bill Coffman who is retiring. Darcy new Administrative Assistant.

Approved minutes of November 9 meeting.

Financial Report - Keefe reviewed performance for 9 months ended 12/31/17.

Landscape Committee - Sve reported mulch and stones are being put down in rear of villas, planning to have palms trimmed.

Property Manager's Report. - Coffman reported

- Association in very good financial shape.**
- There are no serious delinquent owner's fees.**
- Updating of call box system slowed by computer software problem at RPM office.**
- New washers, dryers, mail boxes, street signs installed.**
- Landscaper has agreed to pay for window damaged by rock when mowing.**

**Audit - VOTED & APPROVED TO HAVE MARSOCCHI, APPLEBY & CO. DO
AUDIT**

at cost of \$4500.

Lawyer - VOTED & APPROVED new attorney, Rabin & Parker. They will attend March 7 meeting.

Updating of Association Documents - Discussed hope to change document changing procedure from 75% of all owners to 66% of owners voting if at least 50% of owners vote.

Laundry Vents - BOD feels it is best to seal off vents and remove fans from tower units because of fire hazard. Companies asked to submit bids to clean vents report that cannot be done because there is no access at bottom. PLAN TO VOTE ON THIS AT ANNUAL MEETING.

Budget for 2018 - Keefe discussed proposed budget which includes a 1.9% increase in monthly fees. Will include a 5% increase in Reserve funding. VOTED & APPROVED TO SEND THE BUDGET TO MEMBERSHIP.

New Business - Unit 1006 has been sold and renters moving.

Roof Air Conditioning SYSTEM - Need new motors or replace compressors. Cost of new estimated at \$23,000 since would have to bring in high rise crane. Compressors could be replaced for \$5100 without using a crane but with shorter life expectancy. WILL VOTE ON AT ANNUAL MEETING.

Future meeting schedules - Feb 13 - Alliance for Bayway Communities

- Feb 14 - BOD Workshop

- March 7 - Annual BOD Meeting.

Adjourned at 2:25