

NOTE: THIS WAS A ZOOM MEETING

Meeting was called to order at 3:00 by Sve

Meeting was attended by Sve, Scoggins, Cook, Nieto, Keefe
Also attended by Fisher of Resource Property Management and about a dozen owners. President Preuett was out of town and unable to attend.

Roll Call of directors was done.

REPORTS

FINANCIAL - Keefe reviewed financial results for first 10 months of fiscal year through 1/31.

- Income \$605,000 (\$1,000 over budget)
- Expenses - Maintenance & Repairs \$9,000 under budget
 - Problem areas Elevator and Landscaping
 - Utilities - \$1,800 over budget.
 - Problem areas trash removal, re-cycling and sewer.
 - Administrative - \$6,100 under budget
 - Problem areas Property & Liability Insurance
 - Reserves - cost of Concrete & Water Intrusion expense to date \$246,000. Estimate total for project \$350,000. Fortunately enough in Pooled Reserves to avoid an assessment.

LANDSCAPE COMMITTEE - Sve reported that when Munyan completes their work (probably by March 1) extra work will be done to clean up landscaping. Sugar cane virus continues to cause damage to grass and will do some re-sodding particularly by sea wall.

SECURITY & SAFETY COMMITTEE - Cook reported Code 3 Security Company performance has deteriorated since supervisor Tony left. Looking into alternative security companies. Also looking at additional security cameras which are expensive and of questionable performance. Working on improved lighting for villa stair wells.

BUILDING COMMITTEE - Nieto reported \$385 was spent on Christmas decorations and to replace chairs in upper lobby. Looking into new bench for lower lobby and plants for stairwell between lobbies.

PARKING & STORAGE COMMITTEE - Scoggins reported guest passes have been issued to all units. Urged owners leaving a vehicle when leaving for extended periods either leave keys with maintenance or on kitchen counter. Made a couple of vehicle parking inspections and placed notes on windshields of violators. Bicycles & Kayaks - Checked bicycles and found two without strickers. Notifying owners prior to taking action.

PROJECTS

- CONCRETE, SUCCO AND WATER INTRUSION - Anticipate Munyan to complete by beginning of March. Then they will concentrate on fixing damage from their work.

BALCONY REPAIRS - Four villa units still need work. Remainder of tower units needing work will be delayed until summer when fewer cars on upper deck.

WINDOW REPLACEMENT - Have bids from four companies. Recommend Storm Fitters who will have a Zoom meeting for interested owners on 2/24 to answer questions and give specific bids.

RENTAL APPLICATION FEE - Voted and approved charging \$50 fee for returning renters.

UPPER LOBBY ELECTRONIC ENTRY BOX - Voted and approved holding off replacement until broken again.

UPPER PARKING LEVEL DECK SURFACE - Getting bids from two companies for both partial and complete replacement.

ELECTRIC VEHICLE RE-CHARGING STATION - Keefe investigated and found that company that did installations on villas on north side of E-W Bayway villas no longer does that. Contacted Duke Energy and found they will install at cost of \$8,000 with association responsible for monthly expense. Investigating other options.

VILLA STAIRWELL LIGHTING -Cook reported has bid for \$800 and looking for other bids.

CART SHARING WITH PALMA 4 - Voted and approved NOT to spend \$2,000 since our usage minimal.

NEW BORD MEMBER - Ann Adams in unit 802 is only applicant.

Meeting adjourned at 4:45.

ANNUAL MEETING SCHEDULED FOR MARCH 3.

Minutes by: Jack Keefe