



MINUTES

DECEMBER 13, 2018

CLUB ROOM

MEETING TIME DURATION	6:30 pm – 8:15 pm
TYPE OF MEETING	Board Meeting
PROOF OF NOTICE	December 7, 2018
CERIFY QUORUM	7/7
APPROVAL OF MINUTES	Gene Tucker motioned: Approve November 8, 2018 minutes as written. Second: Robert Robinson. Vote: 7/0
ATTENDEES	Chuck Zubak, Steve Wechsler, Gene Tucker, Michael Griffin, Al Kagan, Robert Robinson, and Larry Law, Lisa Hamlin, Property Manager, and 20 homeowners.

Agenda topics-

OFFICERS REPORTS

PRESIDENT	Garage elevator is expected to be modified in late January. Cooling tower and replacement of valves is scheduled for Jan. 7, 2019- the process will take about 1 week and the a/c units will be shut down for the duration Garage expansion joint has been repaired
TREASURER	Gene Tucker motioned: To approve the Treasurer’s report. Second: Chuck Zubak. Vote: 7/0 Report attached.

UNFINISHED BUSINESS

FIRE SAFETY: APPROVAL OF FIRE SPRINKLER PROPOSAL	Gene tucker motioned: To accept the farmer & Irwin proposal for \$22,500. With the stipulation that they come up with a plan. Second: Chuck Zubak Vote: 7/0
DISCUSSION	Farmer & Irwin needs to come up with a timeframe.

NEW BUSINESS

LIFE SAFETY ENGINEER	Robert Robinson motioned: To proceed with the proposal from SLS in the amount of \$37,000. Second: Larry Law. Vote: 7/0
DISCUSSION	Jeffrey Marcic, SLS Consulting, gave a brief explanation about the procedure of the Life Safety System mandated by the State of Florida.
REPAIRS TO EAST WALL & SOUTH SIDE PRIVACY WALLS	Steven Wechsler Motioned: To accept the proposal from the Archetype Companies Phase I & Phase II for \$2,418.33. Second: Robert Robinson Vote: 7/0
DISCUSSION	To confirm that they will be doing the whole privacy wall investigation, not just the East side and not to the second floor.

ATTORNEY	Larry Law motioned: To accept Allison Hertz, Kaye Bender Rembaum, P.L. as the Association attorney. Second: Chuck Zubak Vote: 7/0
DISCUSSION	Ed Dicker, the Association's attorney, has notified us that he is retiring.

ISLAND BEACH SERVICES CONTRACT	Gene Tucker motioned: To accept the contract for \$10,000 with Island Beach Services, for one year. Second: Chuck Zubak Vote: 7/0
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POOL SIDE COMMITTEE	Steven Wechsler motioned: To accept the Poolside committee consisting of: Patty Weiss (408), Irene Torres (1906) and Patricia Robinson (804). Second: Chuck Zubak Vote: 7/0
DISCUSSION	Chuck Zubak will be the liaison on the Committee

LIVE-INS	No decision was made. Tabled until the next meeting.
DISCUSSION	Should live-ins be required to fill out an application form, since they are not guest nor family members. Should permanent family members have to fill out an application form.

LAWSUIT MONEY	Robert Robinson motioned: To give back the money to all the homeowners. Second: None Larry Law motioned: To keep the money to offset next year's assessments. Second: Gene Tucker Vote: 5/2- Yeas: Chuck Zubak, Steve Wechsler, Gene Tucker, Al Kagan, and Larry Law. Nays: Robert Robinson and Michael Griffin
DISCUSSION	There are a lot of expenses coming up next year: Life Safety which may cost up to \$300,000

SOCIAL COMMITTEE

SOCIAL COMMITTEE	Chuck Zubak motioned: To approve the itinerary of the Social Committee. Second: Michael Griffin Vote: 7/0 Robert Robinson motioned: To add a second frame in the elevators: one for the Board meetings and the other for the Social Committee events. Second: Michael Griffin Vote: 7/0
DISCUSSION	The Social Committee expressed their concerns about not having enough space in the elevators to post their events.

OWNERS COMMENTS/ CORRESPONDENCE	
ADJOURNMENT	Larry Law motioned: To adjourn the meeting at 8:15. Second: Chuck Zubak Vote: 7/0