



MINUTES

APRIL 11, 2019

CLUBHOUSE BOARD ROOM

MEETING TIME DURATION	6:30 pm
TYPE OF MEETING	Board Meeting
PROOF OF NOTICE	April 5, 2019
CERIFY QUORUM	6/7
APPROVAL OF MINUTES	Chuck Zubak motioned: Approve March 14, 2019 minutes. Second: Gene Tucker Vote: 6/0
ATTENDEES	Gene Tucker, Larry Law, Michael Griffin (absent), Robert Robinson, Al Kagan, Lawrence Weiss (via phone), Chuck Zubak, Lisa Hamlin, General Manager and 31 homeowners

Agenda topics-

OFFICERS REPORTS

PRESIDENT	<p>There was a moment of silence for the passing of long term resident, Dee Sullivan.</p> <p>Common Area Condensation: We added a vent over the elevator to supply cooler air. We are investigating the solution to the issue.</p> <p>Fire System: Looking into more information. Lisa is looking into what other associations are doing and we are ahead of everyone else. We will be getting quotes to install fire sprinklers in all of the units. We are also paying close attention to the bill HB 647, which will have an impact on how we handle the ELSS if it passes.</p> <p>John, our beach service, will be replacing the cabanas.</p>
TREASURER	Chuck Zubak motioned: Approval of Treasurer’s report. Second: Larry Law Vote: 6/0

See Attached

POOL SIDE COMMITTEE	Proposals were sent to the Board. No presentation was made.
----------------------------	---

UNFINISHED BUSINESS

PET RULES	Chuck Zubak motioned: To accept the Emotional/Service animal pet rules, as presented. Second: Gene Tucker Vote: 6/0
A/C CONTRACT AND A/C REPLACEMENT	<p>Lawrence Weiss motioned: To accept the Precision A/C maintenance contract for \$20,460. Second: Larry Law Motion passed with a Vote: 5/1- Chuck Zubak voted: Nay.</p> <p>Gene Tucker motioned: To accept the resolution to set the Property Manager and President’s expense allocation. Second: Larry Law Motion passed with a Vote: 5/1- Robert Robinson voted: Nay</p>
DISCUSSION	<p>A resolution was proposed to the Board allowing the Property Manager to purchase common area a/c units without approval, due to the emergency of having condensation in the hallways when the a/c unit is not working. A second resolution was proposed the day of the meeting to be read as the following:</p> <p>The Board grants:</p> <p>Property Manager has an expense allocation up to \$5,000</p> <p>President has an expense allocation up to \$10,000.</p>

	This was not on the agenda and will be ratified at the next meeting. A vote was taken to expedite any issues arising over the Boards summer sabbatical.
--	---

NEW BUSINESS

POOL SIDE UPGRADE	Larry Law motioned: To accept the pool area upgrade in the amount of \$35,305. Second: Chuck Zubak Vote: 6/0
DISCUSSION	The pool area upgrade includes the furniture, umbrellas and tile. Additional expense for three new grills.

SOCIAL COMMITTEE

	Mrs. Butkus went over the upcoming events noted on the calendar.
--	--

MANAGER'S REPORT

	Repaired doors at the garage; South/North was replaced with a fire rated self-latching door; the South/South door was adjusted to open with a lighter touch, South homeowners entrance doors were realigned and continuous hinges were installed on the security doors and the bather's entrances; was enhanced with a continuous hinge and a door chain to prevent the wind from catching the door and breaking.
--	---

OWNERS COMMENTS/ CORRESPONDENCE	Homeowner recommended having the South grill available for lunch.
ADJOURNMENT	Chuck Zubak motioned: To adjourn the meeting at 6:26 pm. Second: Gene Tucker Vote: 7/0