



**BOARD OF DIRECTORS MEETING
NOVEMBER 18, 2019**

Meeting Called to order: 3:03pm in Excelsior Community Room by Craig Dobson.

Roll Call: In attendance were Terry Jones, Jim London, Lisa Donatelli, Tom Murray, Craig Dobson, and Sally Innis Klitz. By conference call was Jim McCoy. Also in attendance was Manager, Dan Watnem.

Quorum Established with 7 members in attendance.

Confirmation of Posting of Meeting: Manager Dan Watnem confirmed the meeting was properly posted on the premises complying with the 48 hour notice requirement.

Reading and Approval of Minutes of 09-27-2019: Waved the reading of the previous meeting minutes to the next Board of Directors meeting.

New Business:

- Resolution relating to the improper ballot count (Issue #3 2020 reserve budget) from last Saturdays election for the Gulf building.
 - 5 Members of the gulf building asked and signed for a recount. BoD at this time accepts this request.
 - Dan confirmed that the votes have been locked correctly in his office.
 - Scott Burson (Unit 1-305), Jeanne Jordan (Unit 5-102) and Louis Diccico (Unit 2-203) to each individually count the votes. Results have been recorded.
 - Results were 21 for 0 against, so the Gulf building will fund their reserves as all other buildings in 2020 and not be required to fund at 100%.

- Issues on the sale of Unit 108-5 - York Regional association out of Canada with 2300 members has made an offer for the respective unit – Association members will use the condo and per our by-laws – we cannot prevent the members from using the condo for using the unit for less than 2 weeks per our legal representatives.
 - If, in the future, the BoD decides to protect further similar group corporations from buying units, this transaction would be grandfathered in.

- Ken Gertz (5-305) sent a letter to the board requesting resolution concerning his issue with lack of ability to repair the horizontal piping below his unit. Craig Dobson stated that the board has 10 days to respond to this letter and an additional 30 days if legal council is needed. Craig Dobson will be reviewing the request and Dan Watnem and Tom Murray will work with both parties for an acceptable solution.
- Landscape issue at the north end of villas
 - North side of the north end villa concerned about landscaping has been added by owners infringing on the view of other owners in the vicinity of the bay.
 - Cease and assist order by the board for any owner to add or modify landscaping within the grounds of the association.
 - The association must take back the maintenance of the area as it is a common element, and not privately owned.
- Exercise equipment for workout room - Craig gave a review on what equipment has been delivered and asked the Board to review what equipment should we keep. Tom Murray stated that there is \$6000 in the budget for equipment.
- Changing of the pool rule on audio equipment and exercising class– Sandy Murray (6281-NV) Submitted request via email.
 - Motion to allow for audio equipment to be played at requested time -
 - Motion approved by Jim London, seconded by Sally Innis Klitz
 - All approved – Tom Murray abstained due to vested interest.
 - Motion to allow for swimming aerobics to be conducted two (2) times per week for one (1) hour in the mornings with the understanding that they cannot infringe on the use of the pool by other people.
 - Motion made by Craig Dobson
 - Seconded by Lisa Donatelli
 - Motion passed - Tom Murray abstained due to vested interest.

Committee Reports

Social committee report – Submitted by Mary Dobson (3-302) – 2019 Social Committee finance Report submitted to the BoD. (see attached)

Rules and Regulations – Ken Gertz holding the next meeting - 9:30am 11/21/19 – in the community room.

Safety and Security – John Sperrazzo –The committee is planning to convert the pool and beach gates to a “fob” system. When this new system goes into place, the old keys will no longer work. Each owner will be given a certain amount of the new fobs, but more will be available at a cost. A local representative has been establish to provide scope review and quotation. The new system allows each fob to be activated and deactivated instantly when needed.

Landscaping and Grounds – Jim London – Trimming of palms and bushes continue. Next committee meeting 11/20/19 at 10:00am in community room.

Old Business:

Josef Wielgosz (1-304) Asked why the saunas were removed. Josef asked that the building committee review if one sauna could be placed in the new design and have specific men and women’s hours. Tom Murray to review.

Scott Burson – (1-305) Requested that we take a stronger stance on construction hours specifically tied to a remodel in one unit. Dan has talked with the owner, and both Tom and Dan will review options.

Pod outside of building 3 – Craig provided a review and he and Dan will contact the owners to work out a solution.

Adjournment: Craig Dobson made a motion to adjourn the meeting. Motion was accepted by Jim London, seconded by Tom Murray. Meeting was adjourned at 5:00 pm.

Respectfully submitted by Terry Jones, Secretary