

Bayport Condominiums Association
c/o: Prestige Property Management
PO Box 507
Cape Canaveral, FL 32920
(321) 501-0654
prestigeofbrevard@att.net

BOARD OF DIRECTORS
MEETING MINUTES
Wednesday, April 15 2015

This meeting was called to order at 6:30 p.m.

A quorum was established with 4 of 4 Directors present.

Fred motioned to waive the reading of the minutes from the previous meeting. Bob 2nd. All were in favor and the motion passed.

Watseka motioned to appoint Loretta O'Connell to the Board to fill the vacancy created when Terry Davis sold his home. Mike Brown 2nd. All were in favor and the motion passed. Loretta joined the Board. Fred then motioned to appoint Bob Diehm President. Bob accepted. No other nominations were made. All were in favor and the motioned passed. Bob Diehm will serve as President for the remainder of the term.

Recognition of Members or Visitors and their comments: Prior to the meeting being called to order, Carlos Boyer, President of Black's Spray Service, spoke to the audience and discussed some issues at the association, namely weeds. He also informed everyone that the coconuts should not be eaten since the trees were injected. No one was aware of this.

Reports of Officers, Committees (ARC) and Agents:

The Landscape Committee discussed the Oleander issue and some members of the community wanted other options then just to cut them all down to the ground. It was determined that a workshop would be held to discuss this issue. Mike Brown asked if there were any guidelines for the LS Committee to follow. Since there were none, this would also be part of the workshop. It was also determined that the sprinklers should be set back to the 3 day per week schedule after the rain sensors were installed.

ARC: Lori presented to the Board 2 applications for approval: one from unit 8625 for the installation of a satellite dish. Watseka motioned to approve with the instructions that it not be visible from the street and must meet the guidelines as described in the Declaration. Bob 2nd. All were in favor and the application was approved. The next application was from 8632 for the installation of 3 Hawaiian Ti Plants along the exterior wall at his pool to hide the J boxes along that area. Mike Brown motioned to approve and noted it should also meet the previously set guidelines. Loretta O'Connell 2nd. All were in favor and the application was approved.

Treasurers' Report: Read by Fred. Lori informed the Board that the attorney sent a demand for payment to the Bank for 8654 in the amount of \$36,268.51 on April 2 giving them 30 days to pay or we would lien the property. The association did place a lien on 8656 for non-payment of assessments (currently \$3,790.00). The Association could foreclose on that lien in 45 days if they choose to do so.

Old Business:

- a. **Landscaping Proposal**-Review and award bid: The Board again reviewed the bids from Green Leaf and Global Greenz. After discussion, Fred motioned to accept the proposal from Global Greenz in the amount of \$31,774.00. Watseka 2nd. All were in favor and the

motion passed. Lori will contact the company to discuss adding a penalty clause, changing the terms of payments (from 50% down to possibly 25 or 30%) and to get a schedule once the irrigation behind the homes have been completed.

- b. **Maintenance Items:** Updates and status:
 - i. Drainage at entrances: the city has completed it's re-grading at the entrances and we are just waiting on some new sod to be replaced.
 - ii. Roof repairs: all repairs have been made to date
 - iii. Concrete issues at entrance's to villas: 8643 contacted management about some issues with the concrete at the garage and along the entrance. This unit previously had a new pad poured when the old pad was found to be "rising" and creating a trip hazard. That pad is again rising. Lori met with a contractor and he believed the building was settling. Lori is trying to get someone out to do some measuring to see if pressure grouting of the building would be necessary.
 - iv. Paving: The attorney informed Lori that since the contract was with Palm Shores Paving and not Southern, they were not responsible for making any warranty repairs to the blacktop. It was discussed that a gove might help pull the standing water in the street on Casa Bella would help. Mr. Sabitini offered to help since he had a grinder. He will get with Mike to work on this.
 - v. Grounds maintenance: There was general discussion about the service begin received from both Nature's Finest and Lawns by Scott. Loretta informed the Board that there was a dead oleander behind 562 Casa Bella and the landscapers just go right around it. Lori will contact NF to have it removed.
- c. **Accounts Receivables** Update-8654 & 8656 Villanova: As above.
- d. **Oleander Trees** along Dividing Wall– Review of Proposal and Discussion of plan of action: The Board will meet at a workshop to determine what course of action will need to be taken to remedy the issue.
- e. **Soffit Openings into attics** – Review and award bid: Lori reminded the Board that a few months ago a raccoon made its way into an attic by way of an opening in the soffits. She had contractors inspect the property and the same opening were found on another 48 such openings. After discussion Watseka motioned to accept the bid from Eraticators in the amount of \$7500.00. Mike Brown 2nd. All were in favor and the motion passed. Lori will arrange the repairs to be made which she was told would take at least a month to get to all the units.

New Business:

- a. Responsibility for Repairs and Maintenance: Review of Declaration Section 9: A unit owner emailed Lori and asked that his door jambs be replaced. She informed him that this is the responsibility of the unit owner. He told her that when he was on the Board, it was approved to make the repairs. She asked that he review Section 9 of the Declaration, paragraph 1, which clearly outlines who is responsible. There was general discussion by the Board. No action was taken but a directive was given whereby by any future requests to have this repair be made would be denied and the information about the Declaration should be forwarded to that owner.
- b. Electric Vehicle/Appliances charging in Mid-rise buildings – Discussion and review of rule adoption: Tabled. One owner in the audience asked that there be consideration for "battery tenders". She travels for business and may be gone for 3 months at a time. Being single, she has no one to make sure her car is running when she returns. The Board will consider this.

Next Meeting Date: TBD after the workshop.

With no further Business to come before the Board, this meeting was adjourned at 8:35 p.m.