

Marina Bay Condominium Association
Board of Directors Meeting
Marina Bay Clubhouse
July 22, 2015
UNAPPROVED MINUTES

The Meeting was called to order at 3:00 p.m. by Steve Campbell

Officers/Directors Present: Steve Campbell, Barry Beauvais, Nancy Wright, Chris Beauvais and Pam Barker

Officers/Directors Absent: Tony Zambos and George Strasdas

Management Present: Wendy Barber, LCAM and Laura Green, LCAM

The Board reviewed the minutes from the October 15, 2014 Board of Directors Meeting and the February 11, 2015 Organization Meeting.

MOTION: Barry Beauvais made a motion seconded by Nancy Wright to approve the minutes from the October 15, 2014 Board of Directors Meeting and the February 11, 2015 Organization Meeting. The motion carried 5-0.

Laura Green went over the Manager's Report.

Steve Campbell discussed Old Business.

- The association received complaints in regards to the hedges by the Marina. The Board has asked that the hedges be grown out.
- Some members of the community asked that the speed bumps be removed in the community. The Board has researched the bumps and has recognized that it is slowing the traffic in the community. The Board will not move forward any more in regards to the speed bumps.
- A survey was asked of the community in regards to Sea Breeze Community Association Management and their services. Nine responses were returned. Six of the nine were positive and the other three were negative.
- There was an incident where the AC Company for 222 dropped the unit on the roof. The Association had to repair the area and sent the bill to the owner for reimbursement. The owner believes that the pads should have been installed prior to the AC Company arriving and did not feel that they had to wait any longer. It was suggested to split the cost of the repair.
MOTION: Barry Beauvais made a motion seconded by Nancy Wright to split the cost of the repair with the owner of 222. The motion carried 5-0.
- 401 stated that they believe there is structural damage to their unit. Management has scheduled an appointment with an engineer to review the area.

Laura Green gave an update in regards to the financials and the 2014 Audit. The financial information had some errors causing budgeting concerns. The Board has been looking at different ways to cut back without increasing the Budget or Special Assessing the owners. The Board has made the following changes:

- Currently the association has been spending \$52,000 a year for the maintenance contract with Sea Breeze. The Board has been able to come up with a \$6,760 savings by switching to another janitorial/maintenance. The Board voted unanimously to cancel the contract with Sea Breeze and start with PRF Services on August 3, 2015.
MOTION: Barry Beauvais made a motion seconded by Nancy Wright to approve the contract with PRF Services as presented. The motion carried 5-0.

- The 2014 Budget was originally sent to the Treasurer with a \$120,000 deficit. After researching the financials it was realized that the \$60,000 that was paid from Operating for the roads should have been paid out of the Reserve.
MOTION: Barry Beauvais made a motion seconded by Nancy Wright to approve the 2014 as amended by the CPA and transfer the \$60,000 from Reserve to reimburse the Operating for the funds that were used to pay for the roads. The motion carried 5-0.

The Board discussed the Painting Project for the buildings. Currently there is about \$98,000 in Reserve to pay for the painting. Painting specifications have been completed and the low bid is Coastal Painting. The community no longer has a Painting Committee and therefore is not considering to change the color. The Board is aware that many residents would like to see new colors for the community and therefore has asked that if anyone is interested in changing the colors than the Board of Directors will need the membership vote to change the color turned in by September 30, 2015. Currently, the bids are coming in around \$120,000 just to remain in the same color family. If the Board does not receive a vote by September 30, 2015 then they will move forward as planned with the contractors.

There being no further business the meeting was adjourned at 3:48 p.m.

MOTION: Nancy Wright made a motion seconded by Barry Beauvais to adjourn the meeting.

Respectfully submitted by:

Marina Bay Condominium Association, Inc.