

**Marina Bay Condominium Association**

Board of Directors Meeting

Place: Marina Bay Clubhouse

**June 29, 2017**

**OFFICIAL MINUTES**

**Unapproved**

The Meeting was called to order at 6:00 p.m. by Steve Campbell

Officers/Directors Present: Steve Campbell, Barry Beauvais, Nancy Wright, Chris Beauvais and Felicia Berger

Officers/Directors Absent: Tony Zambos and George Strasdas

Management Present: Laura Green, LCAM

Laura Carlisle announced that notice was posted and mailed out to each member 14 days prior to the Board of Directors and the special assessment meeting. The affidavit of mailing will be enclosed with the association's records.

The Board of Directors reviewed the minutes from the November 30, 2016 Budget Meeting and the February 15, 2017 Organizational Meeting. MOTION: Barry Beauvais made a motion seconded by Nancy Wright to approve the minutes from the November 30, 2016 Budget Meeting and the February 15, 2017 Organizational Meeting. The motion was carried 5-0.

Laura Carlisle gave an update on the Manager's Report.

At the annual meeting many residents requested that security cameras be installed. There are additional cameras installed during the coming weeks to complete the project the cost to complete the project was \$2200.

The board ratified the following expenses:

Computer Networks for \$6116.57

Perfect Pools for \$399.08

Group One \$2580

Group One for \$420

Meyer Welding for \$14,200.39

Avera Construction for \$1391

Avera Construction for \$374.50

The Generator People for \$6700

Groundwork Solutions for \$13,472 plus the permit

Perfect Cut Landscaping for \$2873.25

Campany Roofing for \$2157

Danny Septic for \$892

Surtreat for \$15,253

Custom Elevator Interiors for \$8200

Avera Construction for \$5291

MOTION: Barry Beauvais made a motion seconded by Nancy Wright to approve all of the listed expenses. The motion carried 5 – 0.

The board discussed having a reserve study completed prior to the 2018 budget approval.

The Board discussed issuing parking stickers that will help control the parking issues. Red stickers will be issued to renters in blue stickers will be issued to homeowners. Stickers are to be affixed to the

passenger's rear window as they do not instruct the drivers feel. In order to get your stickers and informational form will need to be filled out by the residents. The board asked for volunteers to help them with issuing the stickers and explain the issuance will be based on the docks which is one per license driver per household up to 2 in a 2 bedroom and 3 and a 3 bedroom.

Smilie Buckland asked the Board of Directors to consider installing an electric charging station for an electric car in preparation for the future. He presented the board 3 proposal which an average cost of approximately \$3000. The board felt that there were not enough residents to use that type of facility and it would not be a benefit for the community at large at this time.

On March 16 the board received a letter from 3 homeowners: Joyce Hanly, Billy Tomlin and Jan Bruske requesting from a committee to refurbish the clubhouse. The board agrees to sanction the committee.

Joyce Hanly suggested that the board fund a pitch and dinner for the clubhouse. There would be a charge for the dinner and proceeds will go to help funding refurbishing of the clubhouse. The board has done some research and according to an article written by Paul Ryan Pollock off on May 21, 2017 explained that pain for refreshments and food is an inappropriate common expense. The board has decided to turn down the request.

Bob Stothart wrote to the board regarding the ongoing issues with water leaks. His suggestion is that the board institute a rule requiring all unit owners and/or tenants to turn off the main water valve in their unit if they are leaving overnight or longer and to depressurize the water system by leaving at least one hot and one cold water faucet open during the time away. They should also turn off the water heater. The rule should also state that owners/tenants must turn off the water feeding a new leak as soon as the leak is discovered, and clean up any standing water thus minimizing damage to the Association property and the cost to the Association for repairs of that damage. This could help shift financial burden from the association to the unit owners.

MOTION: Barry Beauvais made a motion seconded by Nancy Wright approve Bob's rule. The motion carried 5 – 0

Steve Campbell gave the President's Report which included discussion about the ongoing leaks that the Association is having, the landscape enhancements, and a request to putting electronic gates at the entry points of the community. The board will not move forward with the entry gates. Many owners requested the board to consider amending the documents put restrictions on rentals such as a percentage and a waiting period, and require all board members to the owners.

The Board of Directors were presented the financial statements and audit for 2016 for their review. Laura Carlisle answered any questions in regards to the financials.

MOTION: Barry Beauvais made a motion seconded by Nancy Wright to approve the 2016 and audit. The motion carried 5 – 0

There being no further business the meeting was adjourned at 7:12 p.m.

MOTION: Barry Beauvais made a motion seconded by Nancy Wright to adjourn the meeting. The motion carried 5-0.

Respectfully submitted by:

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Marina Bay Condominium Association, Inc.