

MINUTES OF THE ANNUAL MEETING  
OF THE  
MARINA BAY CONDOMINIUM ASSOCIATION  
FEBRUARY 12, 2014

The Annual Meeting of the Marina Bay Condominium Association was called to order at 6:10 PM in the Marina Bay Condominium Clubhouse. Present were President, Steve Campbell; Vice President, George Strasdas; Directors, Barry Beauvais, Camilla Hutchins & Nancy Wright; and Officers Barbara McAnlis, Secretary & Chris Beauvais, Treasurer. Beverley Jamason & Howard Rosenkranz were present, representing Sea Breeze Community Management Services, the Association's property management company. Mr Campbell certified that unit owners attending personally or by proxy constituted a quorum. Twenty-nine (29) unit owners personally attended. Proof of the meeting notice was presented by Sea Breeze CMS to the Secretary.

There was an error on the Agenda for the meeting, Item #4 – Appoint Tellers for Election Tabulation stated “(only required if more than five persons running)”...should have read “(only required if more than three persons are running).”

The terms of three Board members were expiring, and President Campbell announced there were no qualified candidates who submitted their notice to run for the Board. This statement was later corrected to note that the three board members whose terms were expiring had submitted notices of intent to run for the board and were qualified as candidates. The qualified candidates are Steve Campbell, George Strasdas and Barry Beauvais. Florida Statutes provide that if the number of candidates equals or is less than the number of openings on the Board, there is no need for an election. That being the case, no election was held. The current board will stay intact and conduct an organizational board meeting following the annual meeting.

A quorum was not present at the 2013 Annual Meeting; therefore, no official meeting was held and there are no minutes to approve, although those in attendance constituted at least 20% of the membership allowing election of Board officers under the provisions of the Florida Statutes. Camilla Hutchins and Nancy Wright were reelected to the (2) open positions on the Board.

President's Report:

The President gave a brief history of the progress Marina Bay Condominium has made over the two years the new Board has been in place. Financial deficiencies have been rectified and finances are now in good condition; a management company was contracted to work with and for the Association to keep the condominium complex operating smoothly and efficiently; areas of major need were corrected such as landscaping and the exterior surface of Association buildings, bringing them into acceptable condition. This is just the beginning of an ongoing list of challenges facing the Board and requiring attention. Termites were discovered in the 1030 building requiring treatment, while the 1036 building just had a costly roof repair to add to the amount already spent to on interim repairs the flat roofs.

The parking lot will be redone this summer at an approximate cost of \$80,000. Other issues facing the Board are:

- Replacing the antiquated fire system \$ 80,000
- Much needed clubhouse repairs \$ 5,000

- Cleaning & Painting of buildings \$ 90,000
- Elevator mechanicals (law mandates upgrade by 2015) \$100,000
- Replacing the flat roofs\* \$400,000

\*Secretary's note: The Board was able to obtain (from Campany Roofing) a 5-year written warranty on interim flat-roof repairs that Campany is completing as necessary. The warranty was contingent on the repairs being made on an entire section of a building (e.g. units 401 thru 405), and the Board so proceeded. The warranty should buy the Association additional years before a major expenditure is required to completely replace the flat roofs.

The President ended his report by asking the membership to voice their ideas and concerns, join a committee, and otherwise get involved and help make Marina Bay truly our home! (The complete President's Report is attached for your viewing.)

Treasurer's Report:

The Treasurer, Chris Beauvais, gave a summary of the finances as of December 31, 2013.

- Operating Account (Bank United) \$ 86,869
- Checking Account (First Citizens) \$ 97,347
- TD Bank \$ 47,132
- Special Assessments \$ 40,999
- Reserve Account \$142,428

Four past due accounts are being handled by the attorney, and are all paying on past due amounts.

Member Comments:

The President opened the meeting to questions and comments from the owners present.

Smillie Buckland commented on the large hole in the parking lot just at the bottom of the ramp leading from US Highway One and volunteered to help fill the hole which then hopefully will last until summer when the parking lot is scheduled to be redone. Tony Zambos volunteered his truck for picking up asphalt patch.

John Ferrell asked about the location of the termites. The President said they were in the rafters of the 1030 building. Mr. Ferrell asked about the minutes of the 2012 Annual Meeting which were never read at the 2013 Annual Meeting there being no 2013 meeting due to lack of a quorum. Mr. Ferrell went on to comment that the the notice on the stickers used to inform unit owners of parking violations was harsh but admitted it does get the point across. Finally, he asked if there were any plans to get more exercise equipment. It was explained that the pieces of equipment in the clubhouse were all donated by unit owners. Anyone can donate a piece of equipment if they wish, but to include it in the budget at this point would be a luxury.

A unit owner mentioned she would like more Board meetings. The President explained that the Board attempts to meet at least quarterly.

Another unit owner asked about the Year End Financial Report. By law it has to be ready 90 days after the end of the fiscal year, which is December 31. The 90 days ends on March 31, 2014.

Billie Tomlin brought up the good time everyone had at the Holiday get together in December and wondered if anyone would be interested in more social events. The President voiced his approval of having more social get togethers but preferred leaving it up to Marcia Jacobs & her committee. If the Board approves an event, notices can be put on the bulletin boards and sent by email to addresses on file. Owners and renters will be welcome.

The 2012 Annual Meeting Minutes were read by Secretary, Barbara McAnlis. Smillie Buckland made a motion to accept the minutes as read. Ted McAnlis seconded. Approved without objection.

There being no more business to come before the meeting, Camilla Hutchins moved to adjourn. Barry Beauvais seconded. There being no objection, the meeting was adjourned at 7:10 PM.

Respectfully submitted by:

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Barbara McAnlis, Secretary

Attachment: 2014 President's Report

## ATTACHMENT TO THE MINUTES OF THE 2014 ANNUAL MEETING

I would like to call the 2014 annual meeting to order. It is February 12, 2014 at 6:00 p.m. We will now take roll call for the record each of us acknowledging our presence and current position on the board beginning with myself; I am Steven Campbell, President.

We do have a quorum of board members present so that we may proceed.

Since this is Marina Bays' annual meeting, we must certify a quorum of membership.

An Affidavit of mailing needs to be provided by Sea Breeze.

There were no qualified candidates that turned in their Intent to Run for the board, so for the record there will be no ballot, no need to appoint tellers for the Election Tabulation and no election. The current board will stay intact with a re-organization board meeting to follow.

We did not achieve a quorum at last years' meeting; therefore, there are no minutes to approve.

Presidents Message:

On March 1 2012, the day when this board first took office, we promised sweeping changes. Our work literally began the next day and we have not stopped since that moment. Our solidarity has shown through in each and every decision that we have made. We have the largest contingency of homeowner representation ever in the history of Marina Bay. You either love us or hate us but everyone is treated equally.

First we began a campaign to correct a board election issue. It was in the best interest of Marina Bay to start with a clean slate; and with the help of the homeowners the change came about quickly. The board was re-organized and is today, what our vision was from the inception.

Our first order of business was to rectify our finances. We spent the better part of a year focusing on getting Marina Bays' finances healthy again. We can't forget those who were so instrumental in making those changes come about. Our financial picture improvement began with Jody Ortega and the legacy continues with our current treasurer, Chris Beauvais. We as a community have never been financially healthier and we have those two ladies to thank for it. We also want to thank the staff at Ed Dickers office for working so closely with us and guiding us through the maze of liens, foreclosures, and other homeowner issues.

We terminated our in house management and started out with Continental Management Company, after having them manage our property for one year – realized that they did not suit our needs. We hired Sea Breeze in May 2013. Beverly and her staff seem to have an understanding our specific needs – we were very happy to have Stephanie Rosner, as our property manager but due to personal issues she needed to take a leave of absence; in the meantime Howard Rosenkranz has been appointed as our property manager. Another change within Marina Bay is Wendy Barber she is our new maintenance/cleaning person, already she has proven to be quite an asset. The management change has been an evolution, a learning curve if you will; and will continue to be until the needs of Marina Bay are completely satisfied.

The year of 2013 was used to begin the process of fixing major neglected areas maintenance. Unsightly landscape has been cleaned up; the buildings have had major concrete restoration completed with an expense in excess of \$89,000.00. The roofs have cost us appx \$50,000.00 as a stop gap measure to ensure that the roof life is extended for an additional 3 – 4 years.

This is in addition to regular maintenance issues that occur each and every day. At this juncture, it is so appropriate to thank Barry Beauvais and Bob Stothart who have worked tirelessly on electrical issues and other expensive maintenance issues and have saved us literally thousands of dollars. Barry's mechanical knowledge alone has been a tremendous asset to us as we have reviewed countless contracts over the past year. I would also like to take a moment to thank a new resident Tony Camuglia who jumped right in and helped Barry and Bob with a project that was labor intensive. It's a wonderful thing that the residents want to get involved!

The year 2014 brings to us new challenges. We have already experienced the unexpected. The 1030 building is being treated for active termites. This was an expense of \$15,000, but the board takes it in stride and we continue on. We were then hit with a roof repair for the 1036 Bldg. in the amount of \$9,600.00. But the big project for this year is our much needed parking lot. We hope to accomplish this task in late spring or early summer, obviously it has outlived its useful life. As a side note, seasonal residents please leave access to your car – they will have to be moved and if they are not – we will have no other option than to have them towed. Other issues facing our board – the antiquated fire system with a \$30,000 price tag, much need clubhouse repairs for \$5,000.00, the buildings need cleaned and painted for \$90,000 and the elevators require a law mandated mechanical upgrade is 2015 requiring \$100,000 expenditure. And of course, let's not forget a new flat roof within the next 3 to 4 years that will cost Marina Bay appx \$400,000.00. The buildings need to have cable re-wired, but hopefully we will be able to dispense with that expense if we renew our contract with Comcast that will expire next year.

It is imperative that homeowners and multiple unit owners understand that while the board is spending large amounts of money to keep our property in outstanding condition, we expect the same from you. We will hold you accountable for your end as well. Screen doors, window screens and windows themselves, as well as blinds and terrace screening all might need attention. Our buildings are in excess of 30 years old. If you receive a letter from the management company addressing any of the above, please do not ignore it, but take the necessary action. Give your unit the attention it needs, so that that the board will not have to take further action. If any sort of legal action becomes necessary, remember, it is at the expense of

the homeowner. This is our community and we want to preserve and continue to improve our most valuable asset, our homes. The same holds true of the tenants that landlords are renting to – we will make sure all the rules and regulations are followed by your lease. If we must resort to legal action, the homeowner, not the tenant will be financially liable. Marina Bay has never operated as a more cohesive group. This board promised the residents would have a voice – and we have demonstrated this by our actions. New committees have been formed – the Screening Committee comprised of Pat Cryan, Terry Maruiello, and Barbara McAnlis. The Christmas Decorating Committee with Billie Tomlin as Chairman working with Jeff Tomlin, Kitty and Bob Stothart, John Bock, Joyce Hanley, Jan Burske, and Barbara McAnlis. As evidenced by the newest committee - The Welcoming Committee that is chaired by Marcia Jacobs, with committee members Camilla and Steve Hutchins, Joyce Hanley, and Jan Burske - Marina Bay is finally coming together as a community! We want to thank each committee as they have done an outstanding job for us. We are still looking for members to get involved with the Landscaping Committee chaired by Neil Steinberg and we would like to form an Architectural Review Board and a Grievance Committee, if anyone has any interest in those please contact Howard Rosenkranz at Sea Breeze for further information. This board promised that we would open a line of communication with the membership. We now have a newsletter that is published quarterly. We even have posted the newsletter on the bulletin board so that renters may read it if they so choose. Please don't just toss it in the trash. Read it - valuable information is coming in the mail to you. Additional information is available via the website [www.seabreezecms.com](http://www.seabreezecms.com) it also has the board minutes posted. The excuse that no one has told me or communicated with me should no longer apply. We have made communication a priority, but in order for us to succeed we need the information read and if applicable past on, particularly if you are a landlord. Remember as a landlord your tenants are your responsibility. And lastly – we so appreciate the community at large backing us. We are excited that there were no eligible intents to run filed. It says to us – we as a board are performing the job our residents expect of us! We are now asking you - our membership – get a voice, get on a committee, get involved – and help us make Marina Bay – truly your home! Thank you.