

MINUTES OF THE BOARD MEETING  
OF THE  
MARINA BAY CONDOMINIUM ASSOCIATION  
JUNE 4, 2014

The meeting of the Marina Bay Condominium Board of Directors was called to order at 3:00PM in the Marina Bay Condominium clubhouse. Present were Steve Campbell, President, Barry Beauvais, Vice President, Directors, Nancy Wright, George Strasdas and Tony Zambos, Officers, Barbara McAnlis, Secretary and Chris Beauvais, Treasurer, and Property Manager, Cady Jamason of Sea Breeze Community Management Services. Nine unit owners were also in attendance. A quorum of the Board was present for the purpose of doing business. Notice of the Board Meeting along with the agenda was posted on the bulletin board in both the 1030 and 1036 buildings more than 48 hours before the meeting.

President Steve Campbell introduced Josh Gulley and Jeff Cohen of All County Paving, the contractors selected out of four (4) companies contacted, to renovate the parking lot at a cost of \$121,520. After a brief explanation of asphalt paving and an explanation of the particular situation here at Marina Bay, which was determined by an engineer's report, All County Paving is going to do a full depth reclamation, a process which is cost efficient and should last, with proper maintenance, 20 to 25 years. It will take about two (2) to three (3) weeks to get the permits and about 2 weeks to complete the job. The floor was opened for a question & answer session after which Barry Beauvais made a motion to accept the contract. Nancy Wright seconded. All voted in favor.

Reading of the Minutes

Secretary, Barbara McAnlis, read the minutes of the Board Meeting of April 9, 2014. A correction was made to the statement in New Business under the heading Parking violation "The tenant continues to use two guest spaces despite several notices and despite one of the cars already having been towed." Neither of the cars have been towed so the last part of the statement should be deleted. George Strasdas made a motion to accept the minutes as corrected. Barry Beauvais seconded. All voted in favor.

Manager's Report

Property Manager, Cady Jamason reported on the ongoing maintenance and unit owner issues. These items are covered in more detail in the weekly Manager's Reports which are made a part here of by reference and which are available for inspection upon request.

Treasurer's Report

Treasurer, Chris Beauvais gave the treasurer's report.

Checking Account	\$124,500
Reserve Account	\$218,000
Paving Reserve	\$148,000

## **Old Business**

Unit #113: Barry Beauvais made a motion to forward to attorney, Ed Dicker to add to the file, the letter of May 2, 2014 from the Village of North Palm Beach to the owner of unit #113,. Tony Zambos seconded. All voted in favor. The progress of the situation is now being handled by our attorney.

Units #100 and #313: At the April 9, 2014 Board Meeting the Board voted to purchase insurance for the interiors of units #100 and #313 but no such coverage exists. They are now covered under the Association's general liability policy.

Water Damage to Cars: Images of Green Irrigation has sent a proposal for \$1,236.30 to correct the cause of water damage to cars in the parking spaces for units #103, #104 & #105.

Dog Bite Update: The legal team for unit #121 was given access to the Association records per their request but did not show up on any of the seven (7) dates suggested to view them. The insurance company has been put on notice that there could be a law suit pending. The dog has returned to the property and has been seen unmuzzled. The Association will continue to insist that the dog be muzzled when outside the unit here at Marina Bay.

Unit #317: The male friend of the tenant in unit #317 has moved out. The issue has been resolved.

Parking Lot: The Board decided not to pursue a request that could have increased the number of guest parking spaces by eliminating the couple of curbed grass areas in the front parking lot. It would require a two-third's majority vote of the membership because it would be changing the aesthetics of the property.

## **New Business**

Unit #119: Campany Roofing submitted a proposal for \$610 to repair the damage done by the air conditioning company, Edward's Air, hired by the owner of unit #119. The owner of unit #119 paid half of the cost (\$305) and the Association the other half.

Irrigation Maintenance: Images of Green Irrigation submitted an invoice for \$495.75 for the replacement of parts (nozzles) in all of the irrigation zones.

Insurance: Mack, Mack & Waltz down payment is: \$9,143.35. The balance is being financed at 4% for a total of \$168,125.50.

Landscaping: The Board approved \$5000 to Lopez Lawn Maintenance for landscaping and mulch.

Seacoast Utilities: Seacoast Utilities contacted the Association wanting to build a fire line upgrade on the slope in front of the 1030 building that would have been 8 feet long and 3 feet high. The matter was turned over to the Association attorney who contacted the utility company. They are no longer interested!

Tree Trimming: After getting two (2) bids the Board approved the bid of \$5,375 from Carol Chevelon Lawn & Tree to trim the pines along the intracoastal waterway and the oak trees in front.

Unit #105: The Board agreed to renew the lease of the tenant in unit #105 under strict conditions agreed upon by the Board, the owner of unit #105 and the tenant.

Supplies for Social Hour: The Board authorized \$50 to be used for purchasing paper plates, napkins, cups etc. used at the monthly social hour.

Palm Beach County Fire Code Compliance: The Board purchased \$4,114.92 worth of equipment to avert a fine incurred due to a lack of attention in 2011 to a non-compliance issue following an inspection by and a letter from the Palm Beach County Fire Dept.

Generator Maintenance: With six (6) companies contacted and three (3) bids received Barry Beauvais made a motion to accept the bid from Carpenter Electric of \$1,296 for maintenance of the generator. Tony Zambos seconded. All voted in favor.

Elevator Maintenance: Due to the Board's dissatisfaction with the prices charged by the present elevator maintenance company, Thyssen Krupp, (sometimes two (2) and three (3) times the price of other companies), the Board got bids from three new companies and selected United Elevator. Thyssen Krupp would not let the Association out of the present contract dating back to 1991 with automatic renewal conditions. President Campbell wants to send the present contract to the Association attorney along with comparison quotes for actual maintenance from Thyssen Krupp and competing companies.

Unit #227: An unauthorized person is living in unit #227. The owner of that unit is not going to renew the lease with the present tenant. President Campbell suggested Sea Breeze send a 30-day letter to the tenant and after 30 days another letter stating the Board does not intend to permit renewal of the lease.

Bench by Intercoastal: Landscaping Committee chairman, Neil Steinburg, reported one of the benches along the intercoastal has a loose slot that he has attempted to fix but couldn't find an electrical source. Barry Beauvais told him the location.

Having no further business Barry Beauvais made a motion to adjourn the meeting. Tony Zambos seconded. All voted in favor. The meeting was adjourned at 4:30PM.

Respectfully submitted,

Barbara McAnlis. Secretary