

MINUTES OF THE BOARD MEETING
OF THE
MARINA BAY CONDOMINIUM ASSOCIATION
OCTOBER 15, 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 and George Strasdas, Officers, Barbara McAnlis, Secretary and Chris Beauvais, Treasure and Property Manager, Cady Jamason of Sea Breeze Community Management Services. Director Tony Zambos was absent. Twelve unit owners were also present. A quorum of the Board was present for the purpose of doing business. Notice of the Board Meeting along with an agenda was posted on the bulletin board in both the 1030 and 1036 buildings.

Reading of the Minutes

Secretary, Barbara McAnlis read the minutes of the Board Meeting of June 4, 2014. There being no questions or corrections George Strasdas made a motion to accept the minutes as read. Barry Beauvais seconded it. All in favor.

A point of order was raised as to why no specific topics were listed under either the category Old Business or New Business on the posted agenda. President Campbell replied that the topics being discussed were the ongoing, day to day business of the condominium and too numerous to list. They were just old business. He asked how else could he do it without making the agenda too long? Secretary McAnlis will give it some thought and make some recommendations that would be more concise and yet informative concerning the business of the meeting.

Treasurer's Report

Treasurer, Chris Beauvais reported:

Checking Account (First Citizens Bank)	\$115,905.40
Reserve Account	\$248,487.26
Paving Reserve & Pressure Cleaning	\$ 66,281.90

Treasurer Beauvais also reported the Association has no delinquencies in quarterly maintenance payments with one exception, unit #325 which will be explained under New Business.

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.

Old Business

Generator Maintenance: After initially deciding to contract with Carpenter Electric for maintenance of the generator, the board got a better price from Leeward Marine. The Board voted to contract with Leeward Marine at a cost of \$960 annually.

Elevator Maintenance: After a bit of discussion with our present elevator company Thyssen Krupp, the Board negotiated a new contract with them for 3 years for \$600 a month with a non automatic renewal clause.

Tow Property Agreement: The Board signed a "Tow Property Agreement" with Kauf's anticipating the time the Association will need to have some cars towed.

Application Package: Because of serious problems concerning the time needed for the new owners or renters to meet with the screening committee and for the management company to go through the steps required to do a background check and criminal check, the original time on the form has been increased from 14 to 30 days. Anything submitted less than 30 days in advance will be rejected automatically.

Parking Stickers: President Campbell asked the Board, once again, how they felt about using parking stickers to identify who were residents of Marina Bay and whether a car in question was in it's legal parking space. The consensus of the Board was that this might not be the solution for the situation.

Ratifications – expenses approved prior:

Florida Insurance Renewal	\$ 23,210 annually
The insured values are:	
Clubhouse	\$ 450,000
1030 Building	\$13,477,800
1036 Building	\$12,326,400
Gutter Issues	
General repairs	\$ 570
1036 Building	\$ 2,320 (Roof stairwell by hatch)
Both buildings	\$ 639 (Seal, restrap loose spots, clean-out)
1036 Building	\$ 3,421 (Installation north side along intracoastal)
Sun State Cleaning Systems	\$ 2,000 (Cleaning walkways after parking lot renovation)
Subterranean Termite	
Renewal Protection	\$ 150 for year (Southeast corner of 1036 bldg)
Fire Pump switch replaced	\$ 954.75
Elevator toe guards	\$1,779.09 (for all 4 elevators)
Landscaping	\$1,100 (Plantings to stop erosion north side 1036 building) \$3,259 (Plantings of coconut palms in back, areca palms in front and in back along fence of the marina; sodding miscellaneous areas.)

Irrigation clock	\$ 161
Generator clock	\$ 518.77
Chemical cleaning	\$ 2,800
Jockey Pump	\$ 7,281 (for fire system)
Irrigation – Images of Green	\$ 396.20 (relocate heads)
Roof hatch punctures	\$ 410 (1030 building)
Clubhouse – Campany Roofing	\$ 79 (time & materials)
Unit #106 – Main Drain	\$ 1,685 (plumbing issues including repair of cast iron pipe)
- 2 Family Guys	\$ 900 (dry wall patch)

Unit #323 - Leak – Needs further investigation to find source and whether Association is responsible.

Unit #313 – The Association was given notice they no longer own unit #313. Tenant has moved

Unit #113 – Update – Letter from owner reporting a change in contractor. Construction will begin in two weeks.

Dog bite issue – unit #121 – Update – Lawyers for owner reviewed requested records at Sea Breeze August 31, 2014 and we have not heard anything from them since. Unit is now for sale. President Campbell believes the Association is no longer at risk because we have documented that the dog has bitten two people.

New Business

Jockey pump – Pending contract for \$1250 to remove the inoperative old pump.

French drains –Pending contract for \$2400 for the installation of two french drains in back of the 1030 building for drainage of two storm drains and clean an AC drain.

Elevators – Two contracts are pending for the 2015 State mandated upgrade of elevator mechanicals as previously reported in the minutes of the November 22, 2013, and the February 12, 2014, Board meetings. One contract is for \$18,114.76 for the door operators and the other for \$23,505.24 for car station elevator pads. These quotes are good until the end of this year. President Campbell recommends moving ahead and getting the work completed.

Termites – Contract for \$15,340 to treat the 1036 building for termites. Areas of the 1030 building where termites have returned are also being treated.

Units #227 & a 1030 building stairwell – drywall & concrete repair. Director Beauvais

suggested Surtreat Concrete Restoration be consulted for unit #227's stucco situation.

Unit #100 – The renter in unit #100 (an Association owned unit) renewed his lease.

Mirrors – The Board has agreed to install a mirror for security in each of the stairwells of our two buildings that lead to the back parking area from the upper ground level.

Security cameras – The Board decided to table the discussion of installing security cameras. The initial installation and equipment plus monthly fees would make it very expensive.

Checks in outgoing mail – Due to theft a suggestion was made to put a notice in the newsletter advising unit owners and renters not to put any envelopes that contain a check in the outgoing mail box in the lobbies.

Unit #325 – The Association now holds title to unit #325. The owner has passed away and the son doesn't want it. The bank holds 1st title. Having been closed up since the owners death with no AC there is a big mold problem that would cost a minimum of \$22,565.87 to remediate. The question before the Board is what to do with it? A detailed discussion followed concerning whether to let it sit empty and absorb the loss of the \$13,000 owed in back maintenance assessments or fix it up and rent it. Nancy Wright will look into the various options.

Ban on Jackhammers – The tiles on the floor of unit #227 are being removed by using two jack hammers. As a consequence the unit below suffered damage to it's ceilings and other units in the vicinity felt the vibration and heard the loud noise. George Strasdas moved to add a statement to the Contractors and Services Personnel rules and the contractor's application (given to all doing work on Marina Bay property) that “Jack hammers are strictly prohibited and only a 20 lb Chipper can be used for construction, remodels and repairs.” Nancy Wright seconded. All voted in favor.

Appointment of two committees -

1. Fining and Grievance Committee – Jan Bruske, Terry Mauriello and Kitty Stothart
2. Painting Committee (for painting the buildings a year down the road) - Camilla Hutchins. We are seeking other committee members.

A motion to accept all expenses and contracts mentioned above was made by George Strasdas and seconded by Nancy Wright. All voted in favor.

Having no further business George Strasdas moved to adjourn the meeting. Barry Beauvais seconded. All voted in favor. The meeting was adjourned at 4:40 PM.

Respectfully submitted,

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Barbara McAnlis, Secretary