

Marina Bay Condominium Association, Inc.

Board of Directors, Budget Meeting

Wednesday, November 30, 2016

Marina Bay Clubhouse

6:00 pm

UNAPPROVED

The meeting was called to order by President Steve Campbell.

Roll Call:

Steve Campbell, President-Present

Nancy Wright, Director-Present

Barry Beauvais, Vice-President-Present

Chris Beauvais, Treasurer-Present

Pam Barker, Secretary-Present

Mike Shatz and Laura Green-Sea Breeze Management

There was a quorum of Board Members for conducting business.

Laura Green stated a notice of the meeting had been posted.

President Steve Campbell stated in accordance with Robert's Rules, reading of Minutes of previous meeting is not required.

Barry Beauvais moved to approve the Minutes.

Nancy Wright seconded the motion.

Motion carried.

The same procedure applies to the September 21, 2016 Board Meeting Minutes.

Barry Beauvais moved to approve the Minutes.

Nancy Wright seconded the motion.

Motion carried.

Steve Campbell stated he was aware the website has not been updated with 2016 Minutes or Newsletter as of noon today. He apologized and stated he has been assured the errors will be corrected as soon as possible.

Steve Campbell read a statement.

Reports/Mike Shatz:

Insurance claim **on Unit 110**, living room floor. Final determination on COA responsibility/coverage will be made after the report from the engineering company is received. This should happen by mid-December.

Group One has replaced the current land-line elevator panel and fire panel with cellular-radio based system, which is reportedly more stable. Better back-up. Cost saving.

New pool maintenance company will begin in January, 2017. Perfectly Pure Pools, West Palm Beach. Fee will not change. No cost increase.

The Association has hired (**Friedman, Feldmesser & Karpeles, CPA, LLC**) to conduct the 2016 financial audit, as they did the 2015 audit.

Roof and gutter repairs: Company replaced 63 soffit vents in the 1036 roof and repaired the lower level guttering which had been damaged by unknown sources.

Parking lot seal coating should begin December 8th. Pertinent information will be sent out to residents. Work should be completed by holiday season.

Surveillance cameras: The Association is looking into bids due to security concerns on the property.

Golf cart has been completely overhauled.

Old and Unfinished Business: Steve Campbell

Comcast: As upgrade to service contract you will receive HD programming for free, two HD converters and digital adaptor. You may go directly to Comcast on Burns Rd. to trade the equipment.

Rental Unit Issues: The Board is monitoring all rental units. Leases will be terminated if in non-compliance, if the police have been called or there have been multiple issues with that tenant, all will be done to rectify the situation. If all else fails, we will not allow lease renewal. Owners need to help with issues/nuisance. We appreciate your cooperation.

Need to ratify a vote.

Due to work done in the North end of the property by FPL, the time frame had to be reconfigured **for parking lot seal** work until the FPL work was completed.

Parking Lot Sealing: The bid the Board accepted was for \$12,768.00, presented by Driveway Maintenance. Includes commercial grade sealer, as well as repairs to the surface. The contract was signed on October 18, 2016. Two other bidders were the Paving Lady and Sunshine Services. The repair work will begin on December 8. The seal coating will begin on December 12. Work will begin on the rear of the 1036 building and the front of the same. Watch for parking lot closings; we do not want to have to tow any cars.

Maps are available for viewing. All weather permitting.

Need a vote to accept the bid by Driveway Maintenance.

Motion made by Barry Beauvais to ratify the bid.

Motion seconded by Nancy Wright.

Motion carried.

We have entered into contracts for **monitoring the fire and elevator monitors**- \$2,520.00 annually, and fire alarm test and inspections will cost \$1,440.00 annually, sprinkler test and inspections will be \$1,350.00. Services will be provided by Group One.

Need that ratified as well.

Motion made by Barry Beauvais to ratify.

Motion seconded by Nancy Wright.

Motion carried.

A contract was signed to **replace the vents** in the 1036 building. Badly damaged or missing vents. Total cost: \$4,884.00.

Need to ratify that as well.

Motion made by Barry Beauvais to ratify.

Motion seconded by Nancy Wright.

Motion carried.

New Business:

A discussion on property security.

Notices have been posted regarding contacting North Palm Beach Police Department if anyone sees suspicious element on the property.

NPBPD have requested we enact a zero tolerance policy. Call the non-emergency number (561-848-2525) if you notice anything peculiar or people that do not belong.

The Marina itself has been experiencing some issues.

There is a resident in the 1030 building that is throwing trash in and around the walkways. Pizza boxes, wine bottles and Chinese take-out boxes. Please notify Sea Breeze if you see the person. We will catch and evict them.

Security camera bids have been received from Computer Network Solutions for \$6,160.57 and the other one is Group One, which is much more expensive -- \$22,722.

More discussion on the topic.

Live and not-live cameras.

Have got a lot of people on the property fishing.

The police are encouraging we call. Even if a false alarm.

More discussion.

Share expense for cameras with Marina?

Steven Campbell will check.

More discussion from residents.

Discussed the Coastal Mechanical Services barge/floating dock tied to Marina Bay property.

Residents want to pursue having security cameras.

Clubhouse: Board is currently taking bids for painting and repairs on the Club House. This has been a long issue.

First bid \$10,100.00 includes a new door. Not including doors being painted.

Second bid, Munyan Painting was \$4,800.00. Not including a new door.

That door was \$3,000.00.

Credit Score

Discussion was held.

Motion made by Barry Beauvais to raise the credit score from **625 to 675** for rentals.

Motion seconded by Nancy Wright.

Motion carried.

Unit Keys:

Steve Campbell requested a flyer be included for all new resident packets on the need for the Association to have a key to all units in case of emergency.

No one will enter your unit without a Board member and someone from the management company.

It is law that the Association have a key.

Discussion on keys.

Need a volunteer to help sort and identify keys.

BUDGET:

Laura Green: Everything stays the same, pretty much. The major changes are the fire and sprinkler went up a little bit because of the improvements made.

Copies of budget were available for residents to review.

Compacting budget items will improve and make the budget easier to follow.

Assessments will be the same.

Delinquencies are good. Most people are paying.

Motion made by Barry Beauvais to approve the 2017 budget.

Motion seconded by Nancy Wright.

Motion approved.

More discussion on Comcast.

Residents should have lower bills.

Random discussion from residents.

Opt-out fire sprinkler retro-fit, discussion.

Adjourn:

Motion made by Nancy Wright to adjourn.

Motion seconded by Barry Beauvais.

Motion carried.

Minutes Submitted By:

Pam Barker

Secretary

