

Marina Bay Condominium Association

Board of Directors Meeting

Place: Marina Bay Clubhouse

June 6, 2018

OFFICIAL MINUTES

The Meeting was called to order at 6:02 p.m. by Tony Zambos

Officers/Directors Present: Jim Winston, Bob Stothart, Chris Beauvais, Nancy Wright, Ruth Ann Savage and Tony Zambos

Officers/Directors Absent: None

Officers/Directors Resigned: Felicia Berger

Management Present: Laura Green, LCAM

The Board reviewed the minutes from the April 11, 2018 Board of Directors Meeting.

MOTION: Jim Winston made a motion seconded by Tony Zambos to waive the reading of the minutes. The motion carried 5 – 0

MOTION: Ruth Ann Savage made a motion seconded by Bob Stothart to approve the minutes from the April 11, 2018 Board of Directors meeting. The motion carried 5-0

Felicia Berger resigned from the board of directors as Secretary.

MOTION: Tony Zambos made a motion seconded by Ruth Ann Savage to accept and to appoint Chris Beauvais as Secretary. The motion carried 5 – 0.

Bob Stothart gave a history of the roof issues. Knopf and Associates, a roofing consulting firm, suggested the replacement of the roofs. The board has been patching the roofs as they leak and have already spent over \$140,000 on the roofs since they were recoated 5 years ago. The estimate to replace one roof is roughly between \$80,000-\$90,000 to remove the foam roof and put down a new roof of another type, or the Association could recoat the roofs again for \$16,000-\$19,000. It has been suggested that a roof professional should spec out the roofs and let the board decide.

MOTION: Bob Stothart made a motion seconded by Tony Zambos that the board proceed to replace the flat foam roof on building 1B with a proper roof, as specified by a professional roofing consultant, to be retained by the board to advise and monitor the contracting for, and the installation of such roof. The motion carried 5 – 0.

The fence around the pool needs to be replaced.

MOTION: Bob Stothart made a motion seconded by Tony Zambos to accept the contract from bulldog fence to replace the fence around the pool in the amount of \$10,620. The motion carried 5 – 0.

The board discussed the fining committee parameters.

MOTION: Bob Stothart made a motion seconded by Ruth Ann Savage to adopt the following parameters for setting fines versus starting legal action. Any unresolved rules violations affecting owners, residents, or the Association, may be turned over to the attorney. Any unresolved rules violations of an aesthetic nature may be turned over to the fining committee. The motion carried 5 – 0.

The board discussed the elevators in the research that has been done in regards to their quality. The elevator company and the engineers strongly recommend that elevator rooms be air-conditioned.

MOTION: Bob Stothart made a motion seconded by Ruth Ann Savage to accept the contract with comfort zone to install Mini-splits for the elevator rooms in the amount of \$5700 plus permit a. The motion carried 5 – 0.

The board discussed increasing the credit score on the tenant application to 700.

MOTION: Ruth Ann Savage made a motion seconded by Tony Zambos to adopt a rule that one applicants of a rental application must have a score of 700 or above. The motion carried 5 – 0.

The Board discussed adding additional language to the rules in regards to the parking regulations.

MOTION: Tony Zambos made a motion seconded by Ruth Ann Savage to adopt language to the rules and regulations that except for tradesmen on a call, vehicles actively loading or unloading passengers and/or freight, construction/repair vehicles containing equipment/supplies used throughout the day, and heavy or specialized equipment used in conjunction with repairs/instruction on any part of Marina Bay, the operation and parking of vehicles on the condominium property is limited to enclosed passenger cars, and mini (no larger than 17 feet long and 6 feet high) passenger vans only, these must be non-commercial and unmarked. Due to limited parking on Marina Bay, drivers of commercial vehicles not being used must park adjacent to our property. There is additional off-site parking on Marina Bay Drive, on the east side of the property. Other than these exceptions, no trucks are allowed at Marina Bay. The motion carried 5 – 0.

An irrigation repair contract was presented to the board. The board agreed to table the contract at this time.

The pool filter must be replaced. Perfectly pure pools submitted a proposal for a pool filter replacement in the amount of \$951.85.

MOTION: Tony Zambos made a motion seconded by Bob Stothart to approve the contract from perfectly pure pools in the amount of \$951.85 to replace the pool filter. The motion carried 5 – 0.

The board was presented with a pest control treatment from Hulett in the amount of \$195 per building for the initial service charge and \$125 per building for a monthly reoccurring service charge.

MOTION: Ruth Ann Savage made a motion seconded by Tony Zambos to approve the contract with Hulett for the Pest Control in the amount of \$195 per building for the initial service and \$125 per building per month. The motion carried 5 – 0.

The board was presented with a rodent monitoring contract in the amount of \$240 per building for the initial service and \$96 per building for a monthly recurring service charge.

MOTION: Ruth Ann Savage made a motion seconded by Tony Zambos to approve the contract with Hulett for the rodent monitoring in the amount of \$240 per building for the initial service and \$96 per building for a monthly recurring service charge. The motion carried 5 – 0.

The board discussed the insurance renewal for the property. It was suggested that the Association do a wind loss mitigation report to see if there's any savings the Association could have on their insurance.

MOTION: Bob Stothart made a motion seconded by Ruth Ann Savage to approve a new wind loss mitigation study followed by a study to evaluate the feasibility of bringing Marina Bay up to mitigation standards which would result in substantial savings on her annual insurance cost. The motion carried 5 – 0

Management presented concrete repairs to be done on the building for a total amount of \$9704.59.

MOTION: Ruth Ann Savage made a motion seconded by Bob Stothart to approve contracting with Surtreat in the amount of \$9704.59. The motion carried 5 – 0

There being no further business the meeting was adjourned at 7:02 p.m.

Respectfully submitted by:

Marina Bay Condominium Association, Inc.