

Embassy Park Condominium, Inc.
BOARD OF DIRECTORS MEETING
PLACE: Conference call in number: (712) 770-4035 Code: 157739
Unit 202
July 10, 2018
OFFICIAL MINUTES

The meeting was called to order at 7:19 pm by Ed Walker, President.

Directors Present: Ed Walker, Dian Vujovich, Darlene Crawford, June Howard, Phil Yorston and Nestor Daneri

Directors Absent: Orfelía Mayor and Chey Griffith

Management Present: Laura Carlisle, LCAM Sea Breeze CMS.

Notice was posted July 6.

The Board reviewed the minutes from the June 19, 2018 Board of Directors meeting.

MOTION: Dian Vujovich made a motion seconded by Ed Walker to approve the June 19, 2018 Board of Directors meeting minutes. The motion carried 6-0.

Ed Walker gave the treasurer's report.

Management announced that tree trimming has been scheduled for the week of August 14th. Management will try to get the company out sooner.

The Board reviewed roof issues that have been taking place in the community and issues with leaks caused by the AC units. Owners are responsible to make sure that the AC unit is not an issue if they report a leak.

Management presented bids to the Board to survey the East Fence. The Board asked management to seek bids to survey the entire community.

The Board discussed contents for the next newsletter and asked that the Board members brainstorm items that should go out to the community.

Ed Walker gave a legal update to the Board. An offer was presented to legal counsel to sell unit 604 for \$5,000. The Board discussed the matter and agreed to have the attorney work on the offer.

MOTION: Ed Walker made a motion seconded by Darlene Crawford authorize submitting all collection files to the next step of Lien Foreclosure if the account is not paid in full by the time specified. The motion carried 6-0.

The Board reviewed the architectural applications.

Darlene Crawford announced that the bulk pick-up that was scheduled went well in the community.

Ed Walker announced that the CPA brought to the Board's attention that there was an overpayment to reserve and that the money can be transferred to operating.

MOTION: Ed Walker made a motion seconded by Darlene Crawford to approved the 2017 Audit as presented. The motion carried 6-0.

MOTION: Ed Walker made a motion seconded by Darlene Crawford to transfer \$59,674 from Reserves to Operating by Check from Centerstate. Motion carried 6-0.

MOTION: Ed Walker made a motion seconded by Dian Vujovich to pay off the line of credit balance up to \$25,000. The motion carried 6-0.

The Board discussed and reviewed the roof maintenance contract proposals.

MOTION: Ed Walker made a motion seconded by Darlene Crawford to accept the proposal from Therma-seal in the amount of \$6,100. The motion carried 6-0

The Board reviewed the proposals for hurricane clean-up.

MOTION: Dian Vujovich made a motion seconded by June Howard to accept the proposal from O'Hara if they can come down on their price to \$35 per man hour.

Ed Walker has been working with Bulk contract companies. The Board discussed the options and will finalize numbers with the companies that have submitted the proposals.

There being no further business the meeting was adjourned at 8:53 pm.