

## Marina Bay Condominium Association

Board of Directors Meeting

Place: Marina Bay Clubhouse

January 28, 2019

### OFFICIAL MINUTES

The Meeting was called to order at 6:00 p.m. by Jim Winston

Officers/Directors Present: Jim Winston, Bob Stothart, Chris Beauvais, Barry Beauvais and Tony Zambos and Lynn Kenyon

Officers/Directors Absent: Ruth Ann Savage

Management Present: Laura Green, LCAM

The Board reviewed the minutes from the November 28, 2018 Board of Directors meeting.

MOTION: Bob Stothart made a motion seconded by Barry Beauvais to approve the minutes from the November 28<sup>th</sup> Board of Directors Meeting. The motion carried 6-0.

The Board reviewed the December Financials.

The Board discussed projects that needed to be done and reviewed the contracts.

- Sign Light – The association received a bid from Wellington Electric for the lighting at the entrance sign in the amount of \$420. MOTION: Barry Beauvais made a motion seconded by Bob Stothart to approve the proposal from Wellington Electric for \$420. The motion carried 6-0.
- Garage Roofs – The Board has been getting quotes for the replacement of the roofs. There has been some activity of leaks in the garages/carports so the Board has asked the roof consultant for advice. A wet check was performed showing 75% moisture in the carports. The Board has received a proposal from Knopf, the roof consultant, in the amount of \$5,250. MOTION: Jim Winston made a motion seconded by Bob Stothart to hire Knopf to provide a scope of work and bid out the replacement of the carports in the amount of \$5,250. The motion carried 6-0.
- Plumbing Stacks – The Board discussed the plumbing stacks and that some may be blocked. The association received a proposal to clean out a stack for \$225. The Board will research the cost further and the number of stacks that need to be done to fit within the associations budget.
- Legal Counsel – The Board was working with Dicker, Krivok and Stoloff for legal counsel. Some of the partners have retired. Stoloff and Manoff have created their own firm. MOTION: Jim Winston made a motion seconded by Bob Stothart to retain Stoloff & Manoff as legal counsel. The motion carried 6-0.
- Group One Study for Fire Pump – The association has a large generator that handles the fire pump. North Palm Beach Fire Department has stated that the Fire Pump is not used in case of an emergency at Marina Bay and is not needed. The association could then downsize the generator. The Board has asked Group One to perform a study to help the Board move forward for \$900. MOTION: Jim Winston made a motion seconded by Bob Stothart to approve spending of \$900 to perform the study. The motion carried 6-0.
- Fire Risers – There were 4 risers that needed to be repacked and the bolts replaced with stainless steel for a cost of \$440. MOTION: Jim Winston made a motion seconded by Bob Stothart to approve the repacking and replacement of bolts on 4 risers for \$440. The motion carried 7-0.

- Management gave an update on the proposal received by Comfort Zone to move the ac units out of the areas of the storage lockers at a cost of \$3,750. Management is seeking additional bids.
- Pool Deck – There was settling of the pavers in the pool area that need to be repacked and put back. Romero provided a quote to do the work for \$800. Jim Winston made a motion seconded by Bob Stothart to approve the work by Romero for \$800. The motion carried 6-0.
- Pool Furniture – The Board discussed the replacement of the pool furniture by Fortunoff in the amount of \$7,986.51. MOTION: Jim Winston made a motion seconded by Barry Beauvais to approve the contract from Fortunoff for the pool furniture in the amount of \$7,86.51. The motion carried 6-0.
- North Point Table and Bench – The Board discussed the damaged benches with the table at the North Point. The Board is researching costs but should be able to replace for less than \$1,000.
- Cleaning Fee – The Board discussed adding a \$150 cleaning fee to the application of the Clubhouse rental. The Board is in favor of adding the costs.
- Concrete Repairs – The Board has reviewed the concrete work that is showing up. The Board will watch the areas and plan to contract the work in 2020.

The Board opened the floor to the membership.

There being no further business the meeting was adjourned at 6:48 p.m.

Respectfully submitted by:

---

Marina Bay Condominium Association, Inc.