

## Meeting Minutes

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### Call to order

A meeting of the Board of Directors was held at **701 Perico Bay Blvd. Bradenton, FL 34209 on December 19, 2018 at 9:00 A.M.** **Attendees included:** David Noel – President, Barry VanBeuren- Vice President, Pauline Fleischer – Secretary. **Attendees on Speakerphone:** Tom Parker – Director, David Crowley – Treasurer. **Other Attendees:** Patti King, CAM, representing Argus Property Management. David Noel called the meeting to order at 9:00 a.m.

**Quorum:** A Quorum was established in accordance with FL Statutes 718 and Association By-Laws.

**Posting of Meeting:** The meeting notice and Agenda was posted in accordance to Florida Statute 718 and Association By-Laws.

### Approval of Minutes

**A MOTION was made by Barry VanBeuren, seconded by Pauline Fleischer to accept the Minutes of the November 21, 2018 Board of Directors Meeting. MOTION CARRIES UNANIMOUSLY.**

- 1) Review and approve the November 2018 Financials:

### Approval of Financial Reports:

**A MOTION was made by Pauline Fleischer and seconded by Barry VanBeuren to accept the November 2018 Financial Reports. MOTION CARRIES UNANIMOUSLY. David Crowley requested that future Financial Reports include the check register for the period.**

- 2) **Manager's Report:** Patti King read the Manager's Report

- 3) **Unfinished Business: (None)**

- 4) **New Business:**

#### **A. Landscape Update :**

- i. General Status - Len McKendry reported.
- ii. Status: Mulch refreshment – Mulch was laid yesterday.

**A MOTION was made by Tom Parker, seconded by Barry VanBeuren to perform a cost/benefit analysis of mulch bedding vs. rock bedding and to have the analysis completed before the September 2019 Board Meeting and at that meeting, a decision will be made by the Board as to which option will be selected for future use and the analysis will include the type of rock; potential**

use, and type of weed barrier; potential use and type of edging; vendor options if rock is recommended; and an estimated payback period if rock is recommended . MOTION CARRIES UNANIMOUSLY.

**B. Maintenance Update:**

- I. Status: Roof Repairs: 823, 835 carport – Scheduled for repair with Roofing by Curry for January 7<sup>th</sup> and 8<sup>th</sup> with David; will schedule in 835 carport for repair at same time.
- II. Status: Doorframe 818: Patti King to contact Vincent Morillo again to ask him to bid; he did not want to after visiting and discovering owner had another contractor. Units 817 and 818; damage where windows installed needs painting.
- III. Quotes: Unit entrance door repainting:

A MOTION was made by Tom Parker, seconded by David Crowley to approve Custom Concepts to paint 33 doors at cost of \$1,950 subject to providing references. MOTION CARRIES UNANIMOUSLY.

- iv. Other:

A MOTION was made by Tom Parker, seconded by Barry VanBeuren to approve Board spending approval by David Crowley and David Noel to \$2,000.00, (\$1,000) each to be ratified at next Board Meeting. MOTION CARRIES UNANIMOUSLY.

**C. Other Items:**

- i. Status: Property Appraisal: Due in February, Patti King to locate vendors to bid.
- ii. Status: Meeting with insurance broker: Invite Chuck Waterhouse to February Board Meeting for discussion.
- iii. Status: Argus-based Shore 1 website: It is up to date.
- iv. Status: annual pressure washing: This has been scheduled with All Bright for January 16-18<sup>th</sup>.
- v. Status: annual check of extinguishers/alarms: Schedule with Tanner Fire & Safety for mid January after the pressure washing.

**D. PBC Update for December 2018:** David Noel reported; gave update.

**E. General Discussion; Owner Comments:** Pauline Fleischer commented on the Mangroves. Coastal Sanctuary was approved to do the work; needs to be scheduled to do it.

**F. Adjournment:**

**A MOTION was made by Barry VanBeuren and seconded by Pauline Fleischer to adjourn the meeting at 10:30 a.m. with no further business being brought to the Board. MOTION CARRIES UNANIMOUSLY.**

Respectfully Submitted by:

Patti King, CAM

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Secretary for Minutes

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Date of approval