
Meeting Minutes

Call to order

A meeting of the Board of Directors was held at **701 Perico Bay Blvd. Bradenton, FL 34209 on January 16, 2019 at 9:00 A.M. Attendees included:** David Noel – President, Barry VanBeuren- Vice President, Pauline Fleischer – Secretary, Tom Parker - Director, David Crowley - Treasurer. **Attendees on Speakerphone:** None. **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 David Crowley to accept the Minutes of the December 19, 2019 Board of Directors Meeting. MOTION CARRIES UNANIMOUSLY.

- 1) Review and approve the December 31, 2018 Financials:

Approval of Financial Reports:

A MOTION was made by Tom Parker and seconded by Barry Van Beuren to accept the December 31, 2018 Financial Reports. MOTION CARRIES UNANIMOUSLY.

- 2) **Manager's Report:** Patti King attached the Manager's Report to the board packet and read aloud during the meeting.
- 3) **Unfinished Business: (None)**
- 4) **New Business:**

A. Landscape Update :

General Status: Len McKendry reported.

Status: Option for Building A: Refer to report from Len McKendry . Items 1,2,3&4 on the "Cost Based Upon Priority Report".

A MOTION was made by David Crowley to approve items 1-4 on the Cost Based Upon Priority Report as well as Cyclone to complete the job for \$920, seconded by Tom Parker. MOTION CARRIES UNANIMOUSLY.

B. Maintenance Update:

Status: Roof repairs: 823,835, carport: David reported. Roofing by Curry is coming January 17,2019 for #823 repair, unit 835 is complete. Roofing by Curry to paint 818 areas.

Status: Doorframe Unit 818: David Crowley commented that owners should not get only one bid and start work prior to approval by the board if cost will be split. Doorframes are the responsibility of the association however at least two bids should be presented to the board. The board assumes no responsibility for any of the cost due to the owner making the decision to start work without consulting the board concerning the vendor.

Scheduled: Painting of unit entrance doors: The color of the entrance doors are "Cicely Blue", Patti to inform Custom Concepts.

Other: Patti to schedule a date to do a maintenance walk around; date to be determined.

C. Other Items:

Status: Property Appraisal: Staebler is doing the appraisal today.

Status: February meeting with insurance broker: David Noel to schedule with Chuck Waterhouse.

Status: Argus-based Shore I website: All documents are on the Argus website.

Status: Annual pressure washing: This item has been scheduled.

Status: Arrange wind mitigation report renewal: Needs to be completed every five years. Patti to find a company to perform the Wind Mitigation Report for 2019.

January 22: annual check of extinguishers/alarms: Will wait until February to check alarms.

Preparations for SLT-I Annual Meeting, March 20, 2019: The 60 Day Notice was mailed to all owners on January 19, 2019. A second, 14 Day Notice will be mailed on March 6,

2019. An Intent to be a Candidate form must be completed and a Bio is recommended. Due dates are on the 60 Day Notice.

5) PBC Update for January, 2019

A study of mulch versus stone study done. David Noel to send the Board and owners the information the study revealed.

6) General Discussion/Owners Comments:

Mary Jane commented on green shades showing through windows; unsure of unit #. Towels hanging outside, etc. A Board member will find the unit# with the green shades and report to Patti. Patti will notify owner.

7) Adjournment:

A MOTION was made by Barry VanBeuren and seconded by Tom Parker to adjourn the meeting at 10:55 a.m. with no further business being brought to the Board. MOTION CARRIES UNANIMOUSLY.

Respectfully Submitted by:

Patti King, CAM

Secretary for Minutes

Date of approval