

Meeting Minutes

Call to order

A meeting of the Board of Directors was held at **701 Perico Bay Blvd. Bradenton, FL 34209 on February 20, 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 and one owner and two guests from ST-II . David Noel called the meeting to order at 9:02 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 David Crowley, seconded by Tom Parker to accept the Minutes of the January 16, 2019 Board of Directors Meeting minutes as amended. MOTION CARRIES UNANIMOUSLY.

- 1) **Review and approve the January 31, 2019 Financials:** David briefly reported on the January Financial Report.

Approval of Financial Reports:

A MOTION was made by Barry VanBeuren and seconded by Pauline Fleischer to accept the January 2019 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 :

- i. **General Status:** Len McKendry not present to report. David briefly reported.

A MOTION was made by Tom Parker to approve the Cyclone proposal to complete the 10 bags of mulch for Building A, seconded by David Crowley. MOTION CARRIES UNANIMOUSLY.

B. Maintenance Update:

- i. Status: Roof repairs: spots on carport, 823 (west side): Roofing by Curry has not been back in contact regarding the issues. David will pursue.
- ii. Maintenance Walk Around: Monday, March 25, 9a.m. : This date was chosen as a “best day for the CAM and board members” to meet to conduct the walk thru.
- iii. Other: Today is Jon Barry VanBeuren’s final day as a Board Member and he is thanked for his many years of service. David Noel read the Resolution of Appreciation of Service out loud.

A MOTION was made by Tom Parker, seconded by David Crowley to enter the Resolution of Appreciation for Barry VanBeuren in the official minutes. MOTION CARRIES UNANIMOUSLY.

C. Other Items:

- i. Insurance Broker Chuck Waterhouse –discussion: Chuck discussed various insurance matters, how they relate to associations matters and how best to protect the asset. The Board ask Chuck for an estimate for 100% coinsurance coverage on agreed value.
- ii. Status: Property Appraisal: This has been completed. CAM to send the new appraisal to the Statewide office in care of Chuck Waterhouse.
- iii. Status: Argus Based Shore I website /discussion: Discussed by CAM, Patti on the Manager’s Report.
- iv. Status: Annual Pressure Washing: Completed to satisfaction.
- v. Status: wind mitigation report renewal: Completed.
- vi. Annual check of extinguishers/alarms: Smoke alarm check to be done internally.
- vii. Notices re: possible violations – discussion: Patti instructed to place the 2 fine letters on letterhead and mail regular mail.
- viii. Preparations for SLT1 Annual Meeting, March 20, 2019: The 2nd Notice of Annual Meeting 2019 were mailed to all owners on February 4, 2019. On target.

- 5) **PBC Update for February, 2019** – David Noel will send to Argus.
- 6) **General Discussion/Owners Comments:** An owner commented on bicycles being out of control; need a designated area to park them. Recommend bicycle registrations.
- 7) **Adjournment:**

A MOTION was made by Barry VanBeuren and seconded by David Crowley to adjourn the meeting at 11:04 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