

Minutes of the Banana Bay Condominium Association
Board Meeting
WEDNESDAY, September 20, 2017

Call to Order: The meeting began at 1:00 pm in the clubhouse.

Establish Quorum: Board president Barbara Peterson, Treasurer Craig Smith & Director Tim Sparks were present. VP Clyde Hoover and Secretary April Scott could not attend. Michelle Davis, CAM from Reconcilable Differences was also in attendance, along with attorney Frank Ruggieri. Eight unit owners attended.

Approve Minutes of Last Board Meeting: Tim motioned to approve the minutes of the June 7, 2017 meeting as written. Craig seconded, all in favor. These minutes are posted on the website.

Financial Report: Michelle reported that through August, the Association has \$84,270 in operating account, but with \$63,663 in pre-paid owner accounts, the association actually only has \$20,607 available. The reserve funds have \$621,820. Seven owners have not yet paid their second Special Assessment, so they were given until the end of September and then will be sent to collections. The Association is \$5,204 under budget year to date, but a large number of costs from Hurricane Matthew have come in, so September will show a loss year to date.

New Business:

Hurricane Irma: This hurricane hit September 10th and took the 2400 garage roof, 3 more carport mansards and one carport completely crumpled on top of two vehicles. The largest damage was to the 2 elevators. The mother boards got wet, and the buttons inside and out also got wet and were fried. Many landscape plants were wind burned, and native plants fared better than others. Most will come back with trimming.

Elevators: Besides the mother board issue making the elevators unusable, both elevator pits are full of water and oil, so are considered hazardous waste. Kone Elevator finally sent a bid yesterday for the needed work. It would include the motherboards and button panels that were damaged in the water. It would include overseeing the removal of water, but did not cover that cost, which is another unknown. Their cost also covers a traveling cable and is \$21,193 Barb motioned to approve the contract we received today, and send the deposit so the parts can be ordered. Craig seconded, but asked if the roof damage over the elevator should be repaired first. It was agreed that Rock will go up to check and repair this soon, and parts will take some time to arrive. Vote: All in favor. Owners wanted a procedure put in place before the next hurricane, to set and turn off the elevators to minimize damage from storms in the future.

Kone also recently sent the written bid for the 2400 elevator first floor door and edging repair/replacement requested before Hurricane Matthew. CRI will complete the concrete work behind the door at time and materials, and Kone's price is \$15,568 for the hoistway components, door, and stainless steel edging work. This cost was a part of the Hurricane Matthew special assessment. Barb motioned to approve that contract as well and send the deposit in. Craig seconded, all in favor.

Gutters: The midrise buildings need gutters, but most gutter companies would not go 4 stories high or did not know how to design new gutters to go under the new metal roofs, or just did not submit bids after visiting. Concrete Restorations, Inc installed the original ones and are willing to design and install 7-inch commercial grade gutters with 4" pvc downspouts again. Their price is \$14,250 for the front of both buildings, with an additional \$13,700 to put them across the back side of both buildings. Back guttering was not installed by the developer, but were added about 10 years ago. The board felt more information was needed, so Craig took the action of calling to confirm information before a decision is made. Craig motioned to table the issue, Tim seconded, all in favor.

Carport Repair: Three carports were approved after Hurricane Matthew and were part of the Special Assessment. CRI was hired for that, but was too busy to complete them. He has now bid the other 3 carports damaged in Irma, and has promised to make Banana Bay a priority. He did recommend removing the mansards and having a flat roof with the posts closer to the ends of the carports, in order to help the lift factor and dangerous sharpness of the old design. Attorney Frank Ruggieri said, based on contractor belief that the mansards contribute to the damage, he believes no owner vote is necessary to change the look of the carports to a flat overhang. The 4-space carport in Section 1 will cost \$19,800 to completely rebuild. Six-spot cost is \$25,900, and 12-spot cost is \$50,360. Tim motioned to approve having the four-space carport re-built CRI. Craig seconded, all in favor.

Seawall Repair: The seawall was another Hurricane Matthew damage that was part of the Special Assessment. Originally, we hoped to just replace a few boulders, but both bidders said much more was damaged and required repairs. Barb motioned to table this to obtain more detail from the vendors on what would be done. Tim seconded, all in favor.

Pool Resurfacing: The county has written up the clubhouse pool and the resurfacing upgrades must be done. Management obtained 3 bids, but all are different and need more research to compare properly. Barb motioned to table this item. Tim seconded, all in favor.

Pool Fencing: Both pool fences suffered damage in both hurricanes. Billie said he could repair the pickets, but his plate is full, and the fences are over 20 years old, so bids were sought. New fencing would have to be 5 feet high to be compliant, and options of PVC and aluminum were given by 2 companies. Barb motioned to table this item and do a temporary repair for now. Tim seconded, all in favor.

Legal – Oversized Dogs: Two guest's dogs were over the approved 30-pound weight limit allowed in the governing documents. Letters were written. One tried to say his 60-pound dog was an emotional support animal. Attorney Ruggieri said service animals must be allowed, regardless of size, but this is because they have been trained to perform a service for their owner. Therapy dogs don't have that same allowance. Both dogs have moved out, so right now there are no violators, but the board agreed that on a case by case basis, they will decide future requests for allowance based on need and accurate documentation.

Water Usage: Two townhome quads had large water bills this summer. One was found to be a running toilet and the other was a leaking shower. These "small" drips cost over \$700 in a one-month period, so it is vital that all owners make sure their appliances are not leaking.

Pavers / Asphalt: Barb said Mr. Marx had obtained bids and hoped to pave the property, before 2018. Barb offered that we have discussed the option of using a little of both, and said the owners would have to vote on a change like this; hopefully at the annual meeting.

Kayak Storage / Keys: Billie had to knock on doors and try to find keys to help people store their kayaks safely during the hurricane. One of the kayak racks was destroyed in the storm. Barb recommended that a key to the lock on all kayaks be required to be given to the Association so we can help you if you cannot move your own kayak. The attorney agreed that this is a fair requirement.

Personal Items in Midrise Courtyard: A number of older chairs and a table were left in the courtyards and Billie had to move them. They are not in good shape and should not go back out. All agreed, and discussed the association adding benches. Some wanted tables to eat at. Barb asked that no personal items be left out.

Publix: With the remodel of the Publix center starting soon, many are hoping that drainage issues will be fixed. Their wall also fell over in the hurricane. Currently, water pours under the gate and causes erosion at Banana Bay, but we have to be careful to be professional in requests, or they could remove the gate and not allow the easy access. The attorney said St. John's Water Management must issue the permit for new drainage areas, and may require an easement for a WEIR to help with water movement. Craig was willing to research the permit.

Draft Budget of 2018 Budget: The engineer Barb worked with on the reserve analysis needs to update the information since before Hurricane Matthew, to find out what we will have to budget for Pooled Reserves in 2018, but the rest of the operating budget has been started and Craig will look that over. WE will meet with the engineer sometime this month.

Ratification of Business Between Meetings:

Monti #2407 Flooring: She added the proper noise abatement underlayment, and her written request was complete.

Brodie #2419 Shutters: He requested approval of front door shutters that would not drill into the walkway.

Car Wash Pavers: Florida-friendly pervious pavers and a swale to the retention areas was added in Section 1 and at midrises, at a total cost of \$4,700. This makes Banana Bay "Lagoon Friendly" and keeps soap and toxins from entering the river.

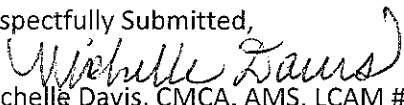
Barb motioned to ratify the work and approve all three items completed between meetings. Craig seconded, all in favor.

Owner Input: A unit owner was unhappy that car wash pavers were installed without a meeting, but attorney said the board had done nothing wrong and ratifying their work at the next meeting was a legal way to handle the issue.

Set Next Meeting Date: It was agreed to meet next Wednesday, September 27th, at 1pm, to discuss the gutters, fencing and other tabled items, after more information is obtained.

Adjournment: There being no further business to discuss, Tim motioned to adjourn at 2:25 pm. Barb seconded, all in favor.

Respectfully Submitted,



Michelle Davis, CMCA, AMS, LCAM #17226

Community Association Manager

Reconcilable Differences, Inc.