

BAYSIDE CONDOMINIUMS ASSOCIATION of BREVARD COUNTY, INC
Board meeting held Wednesday, April 23, 2017

Call to order: The meeting was called to order at 6:00 pm in the clubhouse.

Board members present: President Craig Ponsonby, VP Denny Dettro, Treasurer Bob Behling, Secretary Gail Burch and Director John Roberts. Michelle Davis from RDI was present. Three owners attended.

Proof of Posting: Denny certified that he posted the agenda on the bulletin boards more than 48 hours ago.

Approval of Minutes: Denny motioned to approve the minutes of the March 22, 2017 meeting as written and posted on the website. Gail seconded, all in favor.

NEW BUSINESS:

Management Report: **Building B Garage Door** will be fixed on Monday 5/1/2017 and may need a follow up on the opener. **Building B painting** repair will be completed at no cost by the original contractor, Complete Painting. The association will fix the window gasket first to ensure no water is leaking from there. **C Building South Roof Door keypad** will be fixed Monday May 1. **772 Bayside Front Door Replacement** was approved and is scheduled. **770 Garage door header** approved and scheduled. **Elevator tile Repair:** waiting on samples from Buffkin Tile and then board to decide. **Drive way paver and grout sealing:** Maintenance has repaired and sealed some of the driveways. We are waiting to see if this holds up. This will be an on-going maintenance issue while these thin pavers are in use. **Building B Water Line Burial** is scheduled. The landscapers accidentally cut it. There will be no disruption of service. **Pool Resurfacing:** One more bid is coming this week. **Irrigation:** Al Franks said this was the 3rd week it has been down. Jodi and Randy have replaced pump, relay, check valves and is still not working properly. Automatic Rain believes most of the problem is lowered water in the ponds causing air to get into the lines. Craig said irrigation costs for March 2016 were \$614.00 and for March 2017 they doubled to \$1,323. If we can't get this resolved soon, the board wants to replace the company. **Entry Gate Call Box:** There are no complaints and it seems to be working now. In 2013, the replacement box cost \$3K. **808 Garage Door:** Owner reported malfunction and the repair was completed.

Treasurer's Report: Bob stated that through April 26, 2017 the association has \$58,054.82 in the operating account and \$194,864.39 in the reserve accounts. At the end of the 1st quarter, the Association is \$6,100 under budget. Assets at Sunrise are at \$162,999.08. Assets at Florida Community Bank are \$89,920.13. Overall the association is doing well. The sale of the unit in collections did not close, but online it looks as if sale is still pending. A second unit is now in probate, but the executor just started paying. There are 2 other units with smaller balance issues, and one is in collections for missed and sporadic payments.

OLD BUSINESS:

Update on hi rise tile roof project/proposal – Horschel Roofing: The board agreed to pay Horschel all except their final 10%, while waiting on the final sign off from engineer Sean. Mr. Roberts stated that he still had a gutter issue with leaks behind the stucco. He needs to replace his screening, so the company doing that work said they could also repair the gutter issue for \$500. The board agreed this cost should be repaid by the Association.

Hi rise roof "blister" repair: Many of the roof blisters were repaired by Horschel after they did the tile roofs. For now, there are no leaks, so it is on hold.

800 roof leak: Resolved, per Ted.

Financial Review status: The new CPA, Bill Jackson, hopes to have the work done by April 31st as required by statute, but there are some things he is discussing with the last CPA.

Guidelines distribution: The final final copies were collated and are ready to be sent to owners. A resident would like to see one page added that identifies which items are association and which are owner responsibilities. The Board will come up with a list. In the meantime, they asked that these guidelines be mailed to all owners.

Hi rise lobby committee: The committee consists of Hinkle, Woodside and Dettro, one from each building. The committee is not ready to submit their proposal yet, but are obtaining costs for repainting lobby murals, re-using the 6 picture frames and pricing new pictures. The Board will send out proxies on these options once the committee presents them.

Soffit Repair on hi-rises, "A" NW Building Damage RFP & mosquito roofs: The Board is frustrated with the engineer's lack of response. They asked management to find a new engineer for soffit replacement and drainage RFP's.

Hi Rise Elevator Floors: Mrs. Dettro stated that owner George Bell is in the flooring business and the board would like to hear his input. Denny says they are also waiting on Buffkin to send samples.

Building B Paint repair: Ted met with Commercial Painting and they will repair this under warranty.

752 Fire panel: Ted said this is completed.

Paver Grout status: Discussed above

Gate Call box: Discussed above

Pool Maintenance/upgrades: Discussed above - waiting on one more bid

Reserve study info sheet: Craig and Bob spent time creating an overview of the reserves. It was based on assumed interest on monies invested at 0.5% for the next 30 years (now earning 0.95% a year). It is also based on inflation of 4% a year for the next 30 years. Bob stated that the Association is not reserving what they should be. Currently, we are funding \$120,000 to reserves, which is \$15.00 per unit per month more than was funded last year. Bob said two items are not on the Custom Reserves report: pool fence and perimeter wall. He will discuss adding these. He said the Board needs to make a list and decide what will be in the reserves budget. Reserve analysis modifications currently are 1. Elevators- cost is 57K 2. Exhaust Fans 4. Fire Protection Systems (Sprinklers) 6. Pump Stations 8. Doors 9. Garage Doors 11. HVAC Stands 14. Railings 18. Soffit 19. Windows/Glass Doors 20. Elevator Finishes 26. Pool Finish 29. Concrete Curbs 30. Driveways 32. Light poles 35. Pipes sewer & water 37. Pond Fountains. The board needs to discuss and decide on these modifications.

Other old business

Universal Lawsuit: We have received two more subrogations in "C" building. A resident dumped cooking grease down his drain and it backed up in the sink and overflowed. Universal is suing Bayside for the \$12K cost for negligence. Craig asked our insurance agent if the insurance attorney would fight this. **The other suit with Universal was settled** at \$500.00. Lastly, we just learned that the owner of Unit C502 died November 29, 2016. Her estate has been paying incorrect amounts and the association's attorney, Seth Chipman recommended filing with the probate council. The step son is P.O.A., so if he does not bring payments current, we should file.

RDI contract: The contract is now one year old. While their contract states that if both sides agree to no changes, the contract continues on a month to month basis, some board members wanted a new contract, but felt it should be discussed in August when next year's budget is started.

Leak in B 504: is coming from the roof. They believed this was a refrigerant leak in the wall, so Horschel sprayed the section on the roof causing the leak.

792 Garage door: Board approved this work and it is scheduled.

772 Front Door: Board approved this work. We are trying to find a reasonable cost for the glass door.

B Garage: Board approved the work and it is scheduled.

708: has panel on bottom with a hole in it. The garage door contractor will use one of the best panels he is removing at 792 to replace this one panel.

Comments from Owners:

Gutters on townhomes: Every time a unit owner gets a heavy rain, the French drain fills the porch with water. There was discussion, and a board member offered to call Gutter King for a price to bring all town home gutters into compliance to move water to the front driveways and into the street.

The **Exhaust fans** in the high rise garages are loud and run 24/7. A board member said it would cost \$7K to make all 3 garages into movement-based power so they only start up when needed.

Set Next Meeting: The next meeting will be May 24th, 2017, the 4th Wednesday of the month, at 6 pm in the clubhouse.

Adjournment: There being no further business, the meeting adjourned at 7:42 pm.

Respectfully submitted by Michelle Davis, manager, Reconcilable Differences