

BAYSIDE CONDOMINIUMS ASSOCIATION of BREVARD COUNTY, INC
Board meeting held Wednesday, December 14, 2016

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

Board members present: President Craig Ponsonby, VP/Treasurer Bob Behling, Secretary Denny Dettro, Directors John Roberts and Susie Carter. Ted from RDI was also present

Proof of Posting: Craig certified that he posted the agenda on the bulletin boards more than 48 hours ago, and management emailed the agenda to those we have addresses for.

Mgmt Report: Ted stated that new Christmas lights were installed at the clubhouse and on some light poles. Paver replacements are scheduled for next week. The carp screens were installed and that proof submitted to the state to show our compliance so that we can now purchase the carp that will eat weeds and mosquitos. The "A" building garage sensor is still inoperable; locating parts is an issue, and two electricians have tried but failed to figure out the problem. It may be February before this is correctly repaired.

The board gave heartfelt thanks to Ted and Billy for outstanding assistance during the resurfacing project.

Treasurers Report: Bob said the budget is on track for the year, tracking at 99%. Some small dormant accounts will be consolidated for simplicity.

New business:

Insurance: Trevor Barone with Brown and Brown insurance brokers, presented 3 insurance options for 2017. All 3 companies provided almost mirror coverage and after a lengthy discussion, the board elected to utilize Catalytic insurance company for the next year. We should see a substantial reduction in premiums. The administrative process will be completed by the end of December.

Unit 790 request for board approval of modification to the Lanai: Modification will include adding windows and raising the lanai floor. Board approved unanimously.

Holiday Pay: Board approved Holiday pay for onsite maintenance employee. Unanimous approval.

Old Business:

Update on Hi rise roofs: Project appear to be under budget. Some minor finishing required, plus inspections by the association engineer, before final payment is distributed.

Drain cleaning: has been postponed until after the first of the year, due to holiday schedule.

Pavement sealing project: is on schedule. Encountered several problems with moving unidentified vehicles on the premise, some had to be towed.

Universal Insurance: The board has agreed to not settle arbitrarily with Universal. The board has countered with a proposal and the next 30 days will provide more insight into the direction of the lawsuit.

Additional comments:

Unit #405 B Request for a Third Car: Owner requested that her daughter's car be allowed to park on the premises also. It was unanimously approved by the board.

Soffit Repair: The board discussed the soffit repair prototype that has been constructed by the roofing company. It was agreed that no further work should be done, until the engineer and the board can review the prototype. Additionally, the need for permits exists and the pending holidays will slow down the process.

Garage sale: is scheduled for February 4th, 2017, from 8am to 12 noon. Susie Carter will place an ad in the FL Today newspaper, closer to event, but the Association will pay the cost.

No comments from owners

Meeting adjourned: at 7:15 pm. Next meeting will be held January 25, 2017 at 6 pm in the clubhouse.

Submitted by: Denny Dettro