

MALLORY HARBOR at CORAL BAY VILLAGE ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

June 23, 2015 at 7:00pm

Coral Bay Village- 3101 South bay Drive, Margate, FL.- Clubhouse

CALLED TO ORDER:

There being a quorum of directors present, in accordance of the By-laws of the Association, the meeting was called to order at 7:04pm by Fred Bourdin, President.

BOARD MEMBERS PRESENT

Fred Bourdin, President
Elias Roman, Vice President
Martin Carberry, Secretary
Charles Brown, Treasurer

PRESENT FROM MANAGEMENT

Marc Rodriguez, VP
Richard Ciarsolo, LCAM for A.S.F

Minutes

The Minutes from March 24th were presented.
Motion made by Fred Bourdin to adopt March minutes
Second: Elias Roman

Before beginning the agenda Fred Bourdin asked for an opportunity to express his opinion about the way that Mallory Harbor had been managed for the last 6 months. He wanted reassurance that there would be no more property manager turnover so the community can continue to improve.

Motion was made by Fred Bourdin to adjust Associa ~~to 1.5%~~ from 0 to 1.5% based on job performance and that there would be no change in property manager for within the next 3 months.
Second: Elias Roman

Financial report:

Financial report review as tabled till July meeting. Marc confirmed that the attorney, Steven Valancy, will have the report ready for the next meeting.
There are no new delinquent accounts.
Fred Bourdin requested to separate the assessments and the violations so we can prioritize the assessments.

Grievance Committee:

1. Jerrel Horn
2. Al Campbell
3. Tomas Nisizek

Denise will be following up with Jerrel Horn on violations. Will table until July meeting.

Motion made by Elias Roman to accept the free paint colors that Margate is donating. These paint colors are also subject to architectural approval for body and trim colors.

Second: Charles Brown

Approved by all

Motion made by Fred Bourdin to adjust fines so they do not exceed \$1000 as stated in their original documents.

Second: Elias Roman

Fred asked me to write down the following statement in regards to the final letter that goes out to residents with violations before it is sent to the attorney:

"Our assessments are due once a year. If not received on time; there will be a \$25 late fee as well as a \$6 per delinquency letter until the last warning letter where it will go to the attorney and those charges can be an added cost. We urge you to pay assessments, it is what keeps the community running properly."

Motion made by Fred Bourdin for Associa to supply a "rollover amount" of money that is remaining at the end of the year.


Second: Martin Carberry

Next meeting is set for July 28 at 7pm

Next grievance meeting is set for July 28 at 6:30pm

Motion to adjourn by Fred Bourdin at 8:15pm.

Second: Elias Roman

 8/25/15.