

# Indialantic Villas Condominium Association, Inc.

2019 Annual Meeting  
April 25<sup>th</sup>, 2019 at 6:00pm  
Indialantic City Hall

## **Meeting Minutes Approved**

**Call to Order:** President Jordan Charla called the meeting to order at 6:05pm.

**Roll Call and Establishment of Quorum:** With 16 owners present in person or proxy, a quorum was not established. With no Quorum no business can be conducted

**Approval of 2018 Annual Meeting Minutes:**

**New Business:**

1. **Approval of 2019 Budget:**
2. **Election of 2019 Board of Directors:** As there was the 20% required to seat the Board for 2019 and having received 5 valid candidates for the 5 board positions, an election was not necessary. The Directors for 2019/2020 are: Jordan Charla, Sue Duncan, Dorothy Payne, Maggie Campo and Bobbie Lang.

**Open Discussion of member's issues:**

1. **Sidewalks:** After lengthy discussion of concerns surrounding the final appearance of the sidewalks and idea that SCPM should correct, Sue supported the accusations that Ryan did not obtain Board approval to have them done, Leah stated she had emails to prove it. Mitzi requested the email to be sent as managers do not make these decisions they would have to come from the board. Managers merely follow the decisions made.
2. **Management Change:** Leah and Maggie suggested the community look into finding another management firm as the service they are receiving is not what they expect. Jordan stated he has done this in the past prior to asking for a new manager be assigned and did not get responses back after sharing the requested information to the companies, he felt likely because they could not meet or beat the pricing and services. Sue interjected that she was dissatisfied with SCPM as the board was not included in the decision to remove Ryan from the Community and it should have been a board decision not Jordan's. Jordan stated the reason was due to lack of communication with not only him but owners as well. He noted thus far Mitzi has been communicating with the board and he felt the community should give SCPM another year as the issue appeared to be Ryan not the company. Several people interjected the dissatisfaction with the lack of communication, customer service and proposal will be presented to the board for consideration. Mitzi stated that during the period of time that SCPM remains with the community she will give the best service she can and hopefully the community will find the change to be a positive one and remain with the company.
3. **Unit 13 Stucco Repairs:** Discussion as to the repairs still needed for the unit and the fact that owner was not notified prior to the vendor showing up to begin the repair. Sue stated as per State Statutes that the association and its contractors are granted the irrevocable right of access to each individual condominium unit for purpose of

maintenance, repair or replacement of common elements. Ryan and Mitzi in several emails addressed this issue with Leah. Repair to be completed this week.

3. **Adjournment:** With no ability to conduct business, the meeting adjourned at 6:54pm

### Organizational Meeting Minutes

**Call to Order:** Jordan called the meeting to order at 6:55pm.

**Members Present:** Jordan Charla, Dorothy Payne, Sue Duncan, Bobbie Lang (via phone) and Maggie Campo. With all directors present, a quorum was established. Also present was Mitzi Canard and Scott Armison representing SCPM.

**New Business:**

1. **Determination of 2019 Board Positions:** Dorothy nominated Maggie for President, Sue seconded but after discussion Maggie declined the position. Bobbie immediately nominated Dorothy for President Sue seconded the motion carried. Sue nominated Maggie for VP, Sue seconded and the motion carried. Bobbie nominated Sue as Treas, Sue seconded motioned carried. Maggie nominated Jordan as Sec, Dorothy seconded motion carried, Bobbie becomes DAL by default.  
Board positions for 2019/2020 will be as follows:  
**President** - Dorothy Payne  
**Vice President** – Maggie Campo  
**Treasurer** – Sue Duncan  
**Secretary** – Jordan Charla  
**DAL:** Bobbie Lang
2. **Approval of 2018 Annual Minutes:** Sue motioned to accept, Jordan seconded and motion carried
3. **Review of Projects completed:** Cracks to building stucco & sidewalks, fences replaced around dumpsters, the parking lot repaved & pool bathroom have new plumbing.
4. **Upcoming Projects and changes:** Mitzi notified members that according to the fire codes the doors to the upstairs units will have to be removed. Sue reiterated this will be owners' expense.
5. **Possible additional Meeting each year:** To be addressed by board in future
6. **Website:** Maggie motioned and volunteered to build a community website. It will be indialanticvillas.com. Jordan seconded and the motion carried.
7. **Budget meeting date:** Sept.19<sup>th</sup>, 2019 6pm

**Adjournment:** Dorothy moved to adjourn, and the meeting ended at 8:25pm.