Minutes for the Indialantic Villas, Inc. Board Meeting

January 3, 2024 at 12:00 pm

Pool Area of Condo

Proof of Notice: Agenda posted on bulletin board on January 1, 2024 at 8am.

Meeting called to Order at 12:10pm

Quorum Determination

 3 Board members were in attendance: Bettie, David, Wendy

Approval of minutes of Dec. 5 Board Meeting

 Motion to approve: Wendy, seconded: Bettie; Motion passed.

Review and Modification of Service Provider Agreements

1. Advanced Property Management in 2024

Proposal: It was proposed to elect to terminate the service agreement with Advanced Property Management effective at the end of January 2024 and to provide a written notification of the termination as per the service agreement.

Motion passed with a vote of 3–0.

It was suggested that a search for a replacement property management firm be initiated immediately and David volunteered to do so.

1. Waste Management pick up frequency in 2024

Proposal: It was proposed to reduce the dumpster pickup schedule from 3 times per week to 2 times a week if the savings was more than $25 per week.

Motion passed with a vote of 3–0.

Bettie agreed to call Waste Management and determine the savings if the frequency was adjusted. (It has been determined that the savings would be $351.62 per month.)

1. Stark Exterminators frequency of visits in 2024

Proposal: It was proposed that the vendor be contacted and a quote for a service agreement that reduces the number of annual visits could arranged.

Motion passed with a vote of 3–0.

David agreed to call Stark and request a quote.

Identification and prioritization of property maintenance projects in 2024

 a. Bird Stops covering: Two Towers Roofing LLC has given a quote of replacing 200 linear feet of bird stop for $2000. It was suggested that this roof improvement could be paid for from the Roof line item of the reserve. It was suggested that we move forward with this bid if no additional quotes are obtained by January 20, 2024.

 b. Patio resealing and resurfacing: Brandon from Oceanside Construction has stated that he or his concrete foreman will visit and provide a quote in the beginning of January. David will request a date and time for this to occur.

 c. Stairwell repainting with skid resistant covering in building with units 37-40: A bid from EARNED IT PAINTING LLC for $900 has been obtained by David. A second bid is being pursued by Wendy.

 d. Pavement repair or resealing: A bid by Freehill Asphalt to repair two areas of our pavement for $2400 has been obtained by David. In addition, the quote to reseal the entire parking lot and repaint the stripes from Freehill Asphalt is $8,000. A second bid will be obtained before moving forward on these repairs. It was suggested that this improvement could be paid for from the Pavement line item of the reserve.

 e. Electrical box replacement needs to be investigated. Gault Electric has done the replacement in the past. David will call them and ask them to provide a quote and an assessment of which panel groups need immediate attention. Scheduling these repairs was determined as a priority.

 Adjournment at 1:40pm

 Motioned by Wendy, seconded by Bettie; Motion Passed