Minutes for the Indialantic Villas Board Meeting

March 18, 2024 at 5:30 pm

Indialantic Town Hall

Proof of Notice: Agenda posted on bulletin board on March 16, 2024 at 11am.

**Meeting called to Order at 5:34pm**

Quorum Determination

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

 (also, 3 owners were in attendance)

Approval of minutes of Feb. 28 Board Meeting

 Feb. 28 Meeting did not have a quorum so no minutes were prepared for approval

**Old Business**

Voted to approve proposal to prepare the 2023 tax return by CPA – Wm. Jackson Co. made by Wendy, seconded by Bettie. David will contact the firm and request an ongoing status of the process of obtaining the records from Advanced while being paid by Vesta.

Voted to approve proposal to replace electrical panels on two buildings, 5-8 and 41-44 using the service provider Weirich Electric made by Bettie and seconded by Wendy. David will contact Weirich and Vesta to begin the process of certification of valid license, insurance and the issuance of the initial payment.

Voted to approve proposal to resurface the stairwells between unit 38 and 40 and between unit 24 and 26 with high skid resistant coating using the service provider Always On Time Renovations and Repairs made by David, seconded by Bettie. Wendy will contact Always On Time and Vesta to begin the process of certification of valid license, insurance and the issuance of the initial payment. Stairwell between 24 and 26 will be done first.

Voted to approve proposal to repair drainage issue on balcony of unit 40 and on balcony of unit 26 using the service provider Oceanside Construction made by Bettie and seconded by Wendy. David will contact Oceanside and Vesta to begin the process of certification of valid license, insurance and the issuance of the initial payment. Repairs on unit 40 will be done first.

Voted to approve proposal to repair structural cracks on balcony of unit 46 using the service provider Camcrete LLC. made by Wendy and seconded by David. David will contact Camcrete and Vesta to begin the process of certification of valid license, insurance and the issuance of the initial payment.

Tabled the project to repair parking lot pavement at curve in south pavement area until next board meeting.

Agreed to request Vesta to obtain bids for the following maintenance projects:

1. Repair soffit outside of stairwell of unit 18 and 20 and behind unit 40 with a request timeline for completion within the month of April, Possible service provider is Always On Time Renovations and Repairs;
2. Repair irrigation zones on south end of property;
3. Address the leakage in units 21, 33, and 39 from a water intrusion occurring in the wall structure of the building or window casing of the units above them, unit 22, 34 and 40. The board requests that the causes be determined and if the source of water intrusion is around the windows, then either the owners will pay for the repairs or the association will pay for the service and charge the owners’ account. If the source of the intrusion is in the wall structure of the building, then the association will pay for the service. The board would like to have an April 22 goal for completion of the project.

**New Business**

Vesta transition was discussed with owners concerning whether payments had been processed for March effectively, one owner’s check was sent but not yet received, others have seen correct processing of payment;

Vesta transition with regards to board communication with Vesta staff was discussed and improvements were suggested, like allowing officers like treasurer and secretary to talk directly with financial staff or communications staff, and the request that the account indialanticvillas@gmail.com by CC: on all board related issues by Vesta staff.

Suggested topics to request Vesta to include on the agenda of the April 11, 2024 members meeting

1. To consider performing a study to install swales on the property to improve the stormwater drainage of the parking lots and adjacent street and consider placing this future maintenance project on the reserve list;
2. consider placing other future maintenance project on the reserve list, like irrigation system replacement, future property insurance increases, etc.;
3. consideration of the current recall petition for approval or disapproval.

Based on the governing by-laws section 4 paragraph H , a motion was made by Wendy and seconded by Bettie to remove the office of President from the board member Leah Breder. The vote was unanimous.

Adjournment 7:30pm