

MINUTES

WATERFRONT CONDOMINIUM ASSOCIATION

Board of Directors Meeting

April 19th 2023

Newell Property Management – Remote Meeting

PRESENT:

Directors -

J Morcowczynski
D Lee
S Saunders
A Moon
T Nash
R Tibbets
B Mez

Management-

Manager – Adoni Kokkinos
NEWELL PROPERTY MANAGEMENT

The meeting was called to order at 11:00 am by J Morcowczynski who declared the meeting properly noticed and a quorum of Directors present.

There was a motion by R Tibbets to waive the reading of the minutes and accept them as written, motions seconded by S Saunders, motion passed unanimously.

Officers Reports

There was a report on the insurance by J Morcowczynski. He reported that he had been in touch with the agent and they were working on getting all involved parties together.

R Tibbets reported that a group of board members performed a walk thorough to review the punch list, she and D Lee will perform another walk-through to confirm items from the punch list have completed.

S Saunders reported on the gutter repairs, the contract has been signed. Newell is authorized to issue a deposit payment.

R Tibbets reported that there was one monthly payment which was not paid from Honey Do, they are reviewing and will report back to the association.

T Nash reported that the dock repairs contract was signed, and a deposit was issued.

A Kokkinos reported on the Due To/Due From reserve entries on the balance sheet. Newell will proposed journal entries to correct this.

There was a motion by A Moon seconded by S Saunders to verify that delinquent accounts have a letter sent via certified mail and for Newell to follow the standard collections procedure. The motion passed unanimously.

The deck repairs are in process, they are being performed by Eddy Torres. There was a discussion regarding other water intrusion issues. S Saunders recommended proceeding with using the landscapers to dig out the edge of the building and then have it sealed. The intrusions appear related to the rain.

S Saunders reported on the lake and fountain. There was a proposal that had been approved for the replacement of the fountain approximately one year ago. This was put on hold after Hurricane Ian impacted the association. The fountain proposal includes replacing the control panel and wiring which were damaged in the storm. The proposal is approximately \$14,000.00.

There was a motion by S Saunders seconded by R Tibbets to have Mike's irrigation replace the floating fountain for \$14,102.00, and issue a deposit if needed, the motion passed unanimously.

2249A, 2249 B – There was a motion by R Tibbets seconded by S Saunders to approve the awning ARB that was submitted, the motion passed unanimously.

Landscape Report

Anytown Trees will begin trimming of Palm Trees before Hurricane Season

Old Business

The hot water heaters will be connected sometime this week.

There was a discussion regarding having a diver inspect the liners in the lake.

New Business

There was a discussion regarding external debris, dumpsters, and pods. The board will try to determine when the Pods will be removed. Newell will include a note in the next eblast about the hurricane season and what is needed to protect ourselves from debris.

Owner Questions

The floor was opened for owner questions and comments

Next Board Meeting

The next board meeting is scheduled for May 23rd at 11:00AM, however this date is expected to change.

ADJOURNMENT

There being no further business to discuss, there was a motion by R Tibbets seconded by T Nash the meeting was adjourned at 12:38PM

Respectfully submitted by:

NEWELL PROPERTY MANAGEMENT

Adoni Kokkinos