

MINUTES

WATERFRONT CONDOMINIUM ASSOCIATION

Board of Directors Meeting

May 23rd 2023

Newell Property Management – Remote Meeting

PRESENT:

Directors -

J Morcowczynski
D Lee
A Moon
T Nash
R Tibbetts
D Grant (Not present)
S Sanders

Management-

Manager – Adoni Kokkinos
NEWELL PROPERTY MANAGEMENT

The meeting was called to order at 11:05 am by J Morcowczynski who declared the meeting properly noticed and a quorum of Directors present.

Minutes

There was a motion by R Tibbetts to waive the reading of the minutes and accept them as written, motions seconded by D Lee, motion passed unanimously.

Officers Reports

J Morcowczynski gave a president's report, highlighting the closed meeting. The vendor suggested hiring a public adjuster to help format the claim. This would result in an approximate additional cost of \$200,000.00. There was a review of the lien that was filed. The lien can be challenged. The association board has committed to working through issues directly to try to reduce costs to the association. The association needs to work to recover as much as possible from the insurance company. There is a question about how much is owed to the contractor, and it appears has overbilled the association.

Jim and Alan will meet with our Attorney the 2nd week of June to discuss moving forward with litigation to have the Lien removed. A court date may take 60 days and it will cost estimate \$5,000. The board agreed we need to move forward then we can work on the large bill next. Hopefully with going to court it will put some pressure on Wrightway to realize we are serious and not waiting. We feel we have justification enough to win at court.

Jim is looking for volunteer board member and owner's who are interested in meeting with our new Insurance Agent to discuss next year Insurance .

Committee Reports

a. ARC

There was a motion by T Nash seconded by R Tibbetts to approve the two below applications, the motion passed unanimously.

- i. 2233C
 - ii. 2206B
- b. Maintenance/Repair – S Saunders reviewed and indicated the soffits are outstanding, if they cannot be accomplished in the near future he will be requesting another company to make the repair.

Approval of Hyundai Santa Cruz – 2166C

There has been a request by an owner to be allowed to have a Hyundai Santa Cruz which is a small pickup truck. There was a motion by S Saunders seconded by A Moon to table the discussion to give the owner the opportunity to provide documentation that it is classified as an SUV.

Approval of Insurance Agent Change

There was a motion by R Tibbetts seconded by A Moon to approve the association changing from Brown and Brown to Doug Shipp, the motion passed unanimously.

Under-slab water leak 2278A

There was an underfloor leak, a second pipe was found to have a leak. The association has solicited multiple bids. Sam's Plumbing has been doing work in the association and is able to respond more quickly. There was a motion by D Lee seconded by R Tibbetts to approve Sam's Plumbing, the motion passed unanimously.

2024 Insurance

The anticipated increase is expected to be 30% or more. The association will work to find ways to minimize increases.

Insurance Lien Update

J Morcowczynski indicated he would give a presentation after the meeting adjourns for any owners that would like to join.

Other New Business

There was no new business to discuss.

Other Old Business

Decks – The association has a vendor that can provide repairs, they are waiting on a proposal that will be for the entire deck.

Pods – Newell Property Management will make a list of pods still onsite and will contact owners to find out when they plan to have them removed.

Next Board Meeting

The next board meeting is scheduled for June 27th at 11:00 AM, however, this date is expected to change.

Adjournment

There being no further business to discuss, there was a motion by R Tibbetts seconded by A Moon the meeting was adjourned at 12:38 PM

Respectfully submitted by:

NEWELL PROPERTY MANAGEMENT

Adoni Kokkinos