

# Indialantic Villas Condominium Association, Inc.

Board Meeting

July 19<sup>th</sup>, 2019 at 4:00pm at Unit 38

## Meeting Minutes

**Call to Order:** President Jordan Charla called the meeting to order at 4:06 PM.

**Roll Call and Establishment of Quorum:** A quorum of four board members was present: Jordan Charla, April Matta, Dawne Smith, and Maggie Campo. Bobbie Lang was not able to attend because she had to work. Also present were homeowners Jeff Smith (unit 37) and Antonia Jones (unit 22).

### **Review of Minutes and Old Business from prior meeting of June 20, 2019:**

#### **PAINTING:**

Maggie and April met with Jim Santangelo from C&J to walk property, schedule, and discuss concerns raised in last board meeting. Painting will begin in early October once C&J finish their current project. Jim agreed they can paint the aluminum porch panels for a fair price to be determined when painting is underway. He also made recommendations for using the Hazel accent color. Front doors will be painted; if resident is not home, they will paint the exposed portion of the door to assure uniformity across all units. They will provide paint to residents to touch up the unpainted edges at their convenience.

**\*\*\*TODO:** Letter to homeowners for paint selection will be composed by Maggie and given to Mitzi for mailing. Maggie will attempt to pick up enough paint samples from Sherwin Williams to include in the letters.

Since we have to give homeowners the option to retain the current colors, we will only provide one new alternative, which are the colors favored by all board members:

**Nomadic Desert # SW 6107** (sandy/tan) : Building walls and perimeter wall

**Hazel # SW 6471** (beachy aqua-green) : Accent color for inset areas on side walls and small section of wall that extends above the roofline between outer and inner units. May also use for concrete columns of pool fence.

**El Caramelo # SW 9106** (brown with gold tones) : Front doors, other dark trim areas, wooden portion of the pool fence and possibly around dumpsters.

#### **ELECTRICAL BOXES:**

April has left three different messages with Gault Electric but has not yet been able to connect.

Intention is for them to analyze boxes and determine which ones really need replacing. Stainless Steel boxes are too expensive (\$1000 per box), therefore we will continue to use the metal boxes as already in place for the buildings that have been completed.

**\*\*\*TODO:** April to persist in connecting with Gault. She will also check with FPL as to whether they will provide the boxes if existing ones are dangerous rather than requiring us to pay for them.

#### **UNIT 29 UNSIGHTLY LAUNDRY:**

**\*\*\*TODO:** Ask SCPM to send the tenant a letter to desist from hanging laundry outside. We will give one warning and then we will begin fining. Antonia also voiced concern over this issue.

## **FLORIDA FENCE / SIDE WALKS:**

All board members met with Space Coast Property Management on July 11<sup>th</sup>. Present were Kevin Mars (Owner/President of SCPM), Ryan Mars (previous property manager), and Mitzi Canard (current property manager).

SCPM offered to compensate Indialantic Villas \$3500. In addition, Kevin will pursue further compensation from Florida Fence on our behalf as well as working with us to find an acceptable solution to fix the ugly sidewalks.

Reasons the board accepted Kevin's offer: more than six months have passed since this incident occurred; there is much conflicting information and little written evidence regarding who approved the work; and taking legal action would be too costly. We felt the only viable course was to pursue personal negotiations and appeal to all parties for a voluntary compromise to reach an acceptable resolution. If we do not receive partial restitution from Florida Fence, we will take action via social media against their questionable business practices and poor service.

## **New Agenda Items:**

### **INSURANCE POLICY RENEWAL**

The board voted to approve the proposed renewal policy.

We met with Patrick Newton of Florida Condominium & Apartment Insurance on July 16<sup>th</sup> to review the policy terms. The original renewal policy with incumbent provider Lexington Insurance was going to cost us \$41,251. Patrick was able to find us an alternative option with equivalent coverage and a better deductible with American Coastal Insurance for \$33,490, keeping our total insurance cost at almost the same rate for 2019-2020 that we paid in the previous year.

### **PLUMBING REPAIRS**

Repairs scheduled for July 24<sup>th</sup> at 10 AM. Water to be shut off for several hours. BA Hamilton Plumbing to replace two shutoff valves (units 41 and 45), hose bib next to unit 39, and install new hose bib at pool shower. City of Melbourne water will also replace old meter at pool.

### **STRUCTURAL ENGINEERING REPORT (UNITS 2/3, 13/14)**

Reviewed reports provided by Advanced Engineering Consultants.

**Units 2/3** – possible foundation settling reported by homeowner.

Engineer found “no imminent or foreseeable danger of structural collapse.” They advise periodic monitoring but no further action to be taken.

**Units 13/14** – leaking from balcony into lower porch area reported by homeowner.

Engineer recommends removing stucco from several areas and removing the concrete topping from balcony floor to assess the extent of repairs needed. (Refer to full report for details.)

Michael Hoffman of Advanced Engineering provided two contractors who may perform this work.

**\*\*\*TODO:** Maggie will contact and schedule contractor for an estimate on recommended repairs.

### **ELECTRICAL BOXES**

See notes above under review or prior meeting minutes.

## LETTER TO HOMEOWNER FOR PAINT SELECTION

See notes above under review of prior meeting minutes.

## ROOF CLEANING BIDS

Board voted to award roof cleaning to A Brother's Pressure Cleaning, Inc (ABPC) for \$3800.

This will be a "soft wash" which involves a chemical clean with very light pressure rinse. There will be minimal impact to barrel tiles; contractor has many years of experiencing working with these types of roofs.

**\*\*\*TODO:** April to confirm and schedule for week of August 25, 2019.

## CLEANING SERVICE for COMMON AREAS

Board voted to award cleaning contract to Susan Wallace Cleaning Service for \$125 per month. Sue will provide a week service to include:

- clean the pool bathrooms and the deck area
- clean around dumpsters
- pick up trash around grounds and parking lot
- report any potential maintenance issues

## POOL SERVICING BIDS

Health Department closed our pool area recently due to unsafe water conditions. Dawne noted the current service company takes less than five minutes to perform pool servicing and does a very poor job; there are many dirty areas on the pool floor.

Board agreed to gather bids for a new pool service company. Brevard Pools was suggested as a good alternative

**\*\*\*TODO:** Dawne to gather bids.

## GENERAL CONCERNS

Questions regarding whether we can employ contractors who are not insured.

**\*\*\* TODO:** Jordan & Dawne to speak to SCPM and Insurance provider about our liability and options.

Can we get them to sign a waiver letter? Is Gerry Hadley insured?

## WEBSITE

First draft of website was completed by Maggie and is ready: <https://Indialanticvillas.com>

We also have an email address: [indialanticvillas@gmail.com](mailto:indialanticvillas@gmail.com)

This email address will forward to all board members and Mitzi.

Domain was registered for 10 years and website hosting paid in full for 4 years on GoDaddy -- total cost was \$384.22.

The board agreed that providing all information via the website is sufficient communication; no separate newsletter will be created. All HOA documents and meeting minutes are available on the website.

**\*\*\*TODO:** Maggie to design an announcement card to be mailed to all homeowners and residents about the website. We will also ask SCPM to send an email blast with the announcement.

**Adjournment:** The meeting adjourned at 4:54 PM.