

Indialantic Villas Condominium Association, Inc.

Board Meeting

September 26th, 2019 at 6:00pm, Poolside

Meeting Minutes

Call to Order: President Jordan Charla called the meeting to order at 6:05 PM.

Roll Call and Establishment of Quorum: A quorum of three board members was present: Jordan Charla, April Matta, and Maggie Campo. Bobbie Lang was not present. NOTE: Dawne Smith resigned from the board on August 13, 2019.

Review of Minutes and Old Business from prior meeting of July 19, 2019:

PAINT SELECTION LETTERS:

Paint selection letter was mailed to homeowners along with paint samples in mid-August. Although we received more than the required 75% “yes” votes for the new colors from the original mailings, 11 of those letters were not signed by the owners and therefore could not be counted.

On Sep 16th, we sent a follow-up email to all owners not accounted for in the first set of signed votes. We are still waiting for the final tally from SCPM on those follow up letters.

*****ACTION ITEM:** Maggie to follow up with SCPM on vote update and follow up directly with homeowners that have not yet returned signed letters.

ELECTRICAL BOXES:

We have not been able to get Gault Electric to return any of our calls. We are going to look for bids from other electricians to complete the work of replacing those electrical boxes that really need it.

*****ACTION ITEM:** April to get bids from other electricians.

UNIT 29 UNSIGHTLY LAUNDRY:

We are not certain whether the tenant is now in compliance since none of us have personally seen any laundry hanging outside.

*****ACTION ITEM:** Maggie to follow up with Mitzi whether the letter was sent to the tenant.

FLORIDA FENCE / SIDE WALKS:

We received the \$3500 promised by SCPM owner Kevin Mars.

Jordan filed a complaint with the Florida Department of Agriculture and Consumer Services (FDACS) against Florida Fence. FDACS acknowledged the complaint was filed on August 28, 2019. Florida Fence has 30 days to comply. If Florida Fence does not choose to cooperate, the complaint will be closed and we must pursue other channels.

*****ACTION ITEM:** Jordan will schedule a meeting with the owner of Florida Fence if they opt not to cooperate with FDACS mediation.

PLUMBING REPAIRS

Additional repair to unit 10 shut off valve was completed on September 18th. Water was only off for about 30 minutes. BA Hamilton plumbing continues to conduct a review of the rest of the property to identify any other valves that may need attention. We are waiting from that report from Brian Hamilton.

STRUCTURAL ENGINEERING REPORT (UNITS 13/14)

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.

We have tried to get estimates for repairs from four different general contractors that have failed to come through. We are now working with the fifth contractor, Daniel Bendix, who will be providing an updated contract for us early next week to begin the work.

*****ACTION ITEM:** Maggie to schedule first part of the work with Daniel Bendix.

ROOF CLEANING:

Roof cleaning was completed at the end of August. A Brother's Pressure Cleaning did an excellent job, with minimal mess or disruption to homeowners. The roofs look great!

POOL SERVICING BIDS

We switched to Brevard Pools cleaning service in August. The board feels they are not doing a good job and now want to consider other companies. Mitzi at SCPM recommended a privately owned company that does good work at several of their other properties. She offered to get us a bid from that company.

*****ACTION ITEM:** Maggie to follow up with Mitzi on the new service bid to present to the board for approval.

CLEANING SERVICE for COMMON AREAS

Susan Wallace Cleaning Service comes every Saturday to clean the pool bathrooms, sweep the pool area, and clean around the dumpsters.

*****ACTION ITEM:** Jordan to look into adding weather stripping to the bottom of the pool bathroom doors to prevent dirt and bugs from getting into the bathrooms. Possibly ask Gerry Hadley to do it.

New Agenda Items:

PLANNING FOR PAINTING

C&J will begin painting on October 7, 2019. We will sign a contract the week prior to the work starting that clearly outlines all the services to be performed.

*****ACTION ITEM:** Maggie to schedule meeting with Hackford Landscaping for board to walk the property and indicate what needs to be trimmed back in preparation for painting. We will also point out other areas that need to be better handled, such as cleanup of lawn cuttings, leaves, etc.

*****ACTION ITEM:** Maggie to compose letter to homeowners with instructions to be mailed prior to October 7th. Owners will be given the option to have their doors painted. They will be given a “DO NOT PAINT” sign to hang on the door if they want to opt out.

TREE TRIMMING

The company that is supposed to perform our yearly trimming of all the trees and palms has had a problem with their lift equipment. As soon as the equipment is fixed they will begin the work. We expect this to be done prior to the start of painting.

*****ACTION ITEM:** April to follow up and schedule.

POOL FURNITURE

The plastic furniture around the pool area needs to be replaced. As soon as the painting is complete we will look into purchasing some better tables, chairs and lounges.

*****ACTION ITEM:** All board members will begin to research pool furniture options and pricing. We agree the furniture must be sturdy and able to withstand our harsh beach environment.

SIDEWALK CLEANING & REPAIRS

We need to continue to pursue bids and options for sidewalk improvements. However, given all the other higher priority items currently in the works, the board agreed to table this discussion until after all other action items have been completed.

HOMEOWNERS MEETING

We will work with SCPM to schedule the yearly homeowners’ meeting for early March, 2020. It was decided not to try to schedule a meeting prior to March since we do not have any major issues that are not already being handled by the board and/or SCPM.

GENERAL CONCERNS

1. Antonia from Unit 22 has expressed interest in joining the board. As soon as she submits her interest in writing, the board will approve and welcome her to the team.
2. Addressed issue with vehicles parked on our property that have signage, which is in violation of HOA rules & regulations.

The “Law Enforcement” truck was approved by the board through a special request from the homeowner. The board determined that public service vehicles should be exempted.

There is also an old black flatbed truck with a Pressure Cleaning service sign on the doors that has been parking for the past few weeks. This truck was not approved and is in violation. We do not know what unit the truck belongs to.

*****TODO:** Jordan to call the phone number on the Pressure Cleaning truck to inform the owner that the truck cannot be parked on our property.

Adjournment: The meeting adjourned at 7:05 PM.