

# Indialantic Villas Condominium Association, Inc.

Board Meeting

January 16<sup>th</sup>, 2020 at 4:30pm, Unit 8

## Meeting Minutes

**Call to Order:** President Jordan Charla called the meeting to order at 4:45 PM.

**Roll Call and Establishment of Quorum:** A quorum of four board members was present: Jordan Charla, April Matta, Antonya English Jones and Maggie Campo. Bobbie Lang was not present. Mitzi Canard from Space Coast Property Management was also present.

### **Review of Minutes and Old Business from prior meeting of Sep 26, 2019:**

The following action items are carried over:

#### **ELECTRICAL BOXES:**

**\*\*\*ACTION ITEM:** Jordan to determine which boxes need to be replaced. Contact electrician to complete the work.

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

Jordan filed a complaint with the Florida Department of Agriculture and Consumer Services (FDACS) against Florida Fence on August 28, 2019. Florida Fence did not comply or reply to this letter.

Jordan passed the letter on to Mitzi to have our attorney serve FF with a request for restitution. She found out yesterday that the attorney still had not sent the letter.

**\*\*\*ACTION ITEM:** Mitzi to follow up with attorney and get that letter to Florida Fence.

#### **PLUMBING REPAIRS**

BA Hamilton plumbing was supposed to conduct a review of the shutoff valves for the entire property to identify any other valves that may need replacing.

**\*\*\* ACTION ITEM:** Mitzi to follow up with Brian Hamilton. **The valve at unit 5 definitely needs replacing.** Make a plan to repair any others at the same time so that water service does not need to be turned off more than once.

#### **ROOF CLEANING:**

A Brother's Pressure Cleaning did an excellent job cleaning our roofs back in August, but Jordan pointed out that they missed doing the small building with the restrooms in the pool area.

**\*\*\* ACTION ITEM:** April to follow up with them to come out and clean that small roof.

#### **POOL SERVICING BIDS**

We switched to Brevard Pools cleaning service in August, but they are doing a terrible job. We have received many complaints about the poor state of our pool.

**\*\*\*ACTION ITEM:** April to get bids and determine which company to contract. Mitzi had started on this; she will forward the contacts to April.

## POOL RESTROOMS

Susan Wallace, the cleaning lady, offered to keep paper products stocked for the restrooms if we can reimburse her for the supplies. Board agreed this was a good idea.

**\*\*\*ACTION ITEM:** April to notify Susan Wallace to go ahead and purchase the supplies ongoing.

**\*\*\*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.

## POOL FURNITURE

The plastic furniture around the pool area needs to be replaced. Mitzi said pool furniture can be paid from our pool reserves fund

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

## New Agenda Items:

### PAINTING PROJECT

C&J began painting on October 7, 2019 and completed the work on January 15, 2020. We have received much positive feedback from homeowners who are very pleased with the results.

Jordan asked about the portion of the wall behind Ace Hardware that is fenced off. The painters did not do that section due to all of the obstructions. Jordan wants Ace to comply and move back from that area and not use our wall as their fence.

**\*\*\*ACTION ITEM:** Mitzi to follow up with the owner of Ace Hardware.

**\*\*\*ACTION ITEM:** Maggie to post a notice for anyone that needs touch up paint for their doors. We have extra paint and small brushes to give out to the residents.

**\*\*\*ACTION ITEM:** Maggie to investigate left over paint that has been left back behind the pool area and how best to store it. None of us has room to store in our homes. Mitzi suggested a small plastic storage cabinet in the men's restroom as one option.

### SIDEWALK REPAIRS

We are in the process of gathering bids for sidewalk repairs. After speaking with various concrete professionals, all recommend the best approach is to completely replace the sidewalks. Attempting to repair would be temporary because the ground has deteriorated and is settling, which is what causes all the cracking. It would be almost as costly to repair as to replace, and would leave us with an ugly uneven mess of textures and colors.

We have one bid from H2O Construction for complete replacement of 4200 Square Feet of Sidewalks for \$33,600.

**\*\*\*ACTION ITEM:** April to get bid from Florida Foundation Authority.

**\*\*\*ACTION ITEM:** Antonya to get one more bid

## LANDSCAPING

The landscaping around our property has deteriorated greatly and is in need of an overhaul. After the sidewalk repairs are complete, we want new trees and shrubs planted, following a well-planned design that is easy to maintain. We agreed on a budget of \$3500 to \$5000 for this project.

**\*\*\*ACTION ITEM:** April to get landscaping proposals.

## SCPM RESPONSIBILITIES

Homeowner complaints and maintenance requests should all be referred to SCPM. Mitzi will contact us only if board involvement is needed.

Mitzi will send letters to specific homeowners that are out of compliance with Rules & Regs.

## RULES & REGULATIONS

Maggie suggested adding an amendment to our R&Rs restricting the use of barbecue grills on balconies and porches, per state fire laws. Mitzi pointed out that Florida Fire laws supersede any HOA Rules. Rather than going through the expense of updating the R&Rs, we will post the complete fire Marshall rules on our message board and also on the website.

## 2020 BUDGET

After reviewing 2019 expenses, the board voted to increase our monthly assessment by 9% to \$349. This increase will cover increases to general expenses, sidewalk repairs, and future maintenance projects. The change becomes effective this month, January, 2020.

Mitzi is working on getting our association back on a January to December budget schedule. She will be mailing out budget letters on 1/17/2020 and the board will meet on 1/31/2020 to approve the new budget. New coupon books will be mailed immediately after the new budget is approved.

## HOMEOWNERS MEETING

The yearly homeowners' meeting will be scheduled for March, 2020 by Mitzi and SCPM.

## GENERAL HOMEOWNER CONCERNS

1. Extermination for big head ants: all extermination is the responsibility of the homeowner
2. A/C electrical box behind 47: A/C boxes and repairs are the responsibility of the homeowner
3. Inappropriate window coverings – plastic grocery bags visible from outside: Mitzi to send a letter
4. Damaged porches and screens: Mitzi to send letters to various units for homeowners to repair.
5. Exterior doors in need of varnish or replacement: Mitzi to send letters for homeowners to repair or replace.

**Adjournment:** The meeting adjourned at 6:45 PM.