

**Indialantic Villas Condo Association
Board of Directors Meeting
Budget
October 28, 2020
6 pm
Property Management Office
928 E. New Haven Ave.
Melbourne, FL 32901**

DRAFT

CALL TO ORDER: At 6:04 PM, Jordan Charla, President called to order.

ROLL CALL AND DETERMINATION OF QUORUM: Present were, Paula Ashley – Director, Maggie Campo - Treasurer/Secretary, Jordan Charla – President, Antonya English Jones – Director and April Matta - Vice President (phone). Also present was Scott Armison with SCPM. The five (5) board members created a quorum for this Board of Director’s meeting.

Here after known as Paula, Maggie, Jordon, Antonya, April and Scott.

PROOF OF NOTICE: Notice was posted in the community and mailed 30+ days in advance in accordance with the FL 718 and the Associations governing documents.

DISCUSSION/APPROVAL OF LAST BOARD MEETING MINUTES: June 15th 2020 and August 31, 2020. Jordon motioned to approve both minutes as written. Maggie seconded and the motion carried unanimously.

OLD BUSINESS:

- Electrical Boxes – Maggie reported Covid delayed this project. The Schedule of needs is posted on the community website. Gault will be contacted to resume work in the cooler months of January, February and March.
- Sidewalk Repair – Tabled/ongoing, The Board will seek the option of small claims court from the legal team we currently work with. Also consider dropping the issue not to waste good money after bad. .
- Plumbing Repairs – Jordan reported this was corrected by the City of Melbourne. A pipe had settled near or under our property line wall.
- Pool Stain – Maggie reported the pool is clean however a stain remains. The pool service has found a way to remove the stain however the pool must be closed for up to one week. This action will be done in the colder months.
- Pool Furniture – Paula reported the new items are scheduled to arrive tomorrow 10/29/20
- Tree Trimming – Many felt the work was unsatisfactory and not completed, especially near the north end of the property. Maggie will reach out to the vendor and seek a resolution. It was a consensus of the Board to not use them again
- Pool Light – It appears the sub panel may need replaced due to corrosion. Maggie will ask Garry Hadley to review this and report.

- Entrance Sign – Maggie reported the new signs are in. She is seeking a maintenance person skilled enough to install the signs on new posts.
- Reserves – This will be addressed at the Special Member Meeting
- Management – The Board is very satisfied with the newly appointed manager (Scott) and this was dropped from the agenda

NEW BUSINESS:

- 2021 Budget – Jordan motioned to accept the 2021 budget as presented, reflecting no increase in the monthly assessments. Maggie seconded and after a brief question and answer the motion carried unanimously.
- Modifications in Governing Documents and Rules and Regulations – Paula mentioned a new tenant creating safety concerns in the community. Others have witnessed the same. It suggested we look at making some changes and enforcing current rules.
 - As for changes, Scott 1st suggested pass an amendment to lower the percentage needed to 50% plus 1 or in this case 25 affirmative votes. Then look at amendment changes desired.
 - Scott will also review the tenant vetting process to see what can be done immediately and report to the Board for potential action.
 - As for the tenant, Management will inform the owner of the nuisance being caused and seek action.

ADJOURNMENT: At 7:29 PM, with no other business at hand Magee motioned to adjourn. Antonya seconded the motion and the meeting adjourned.

Respectfully Submitted,
Scott Armison, SCPM