

Marina Village Condominium Association of Brevard
Board of Directors Meeting
September 25, 2025

1. **Call to order** – President Michael Dagen called the meeting to order at 5:00 p.m. in the Clubhouse and via Zoom.
2. **Quorum – minimum 3 board members** - Board members present – Sara Arie, Michael Dagen, Dallas Kruse, JJ Marquart, and Dan Woolbright.
3. **Approval of minutes 7/8, 7/29** - Motion by Sara Arie, seconded by JJ Marquart to approve the minutes of the 7/8/25 meeting as written. Motion passed unanimously. Motion by JJ Marquart, seconded by Dan Woolbright to approve the minutes of the 7/29/25 meeting as written. Motion passed unanimously.
4. **Officer Reports**
 - a. **President – Michael Dagen** – We have accomplished a lot over the summertime; activities are proceeding smoothly, with few issues and minimal calls. There are a few things coming up the Board will be working on.
 - b. **Treasurer – Sara Arie** – Sara reviewed the detail of the July and August financial reports; she is keeping a close eye on the P&L reports. After the April reserve transfer is made, there should be a net income of \$30,000 through August. She noted there are still issues with the balance sheet due to the commingling funds by the previous management company and proposed a plan to pay off the reserves by the end of 2025. There will also be funds due to the Marina operating account. She has started a detailed review on January 2024 financials. Sara spoke with the auditor today and it was confirmed that the CD's in question were cashed out in 2018 & 2019. There were other discrepancies the auditor asked us to correct in order for a clean audit. We do not want to correct Showcase's work; the adjustments will be made in 2025 with a clean audit in 2026. Sara also suggested having another CPA review of the 2023 and 2024 audits.
 - c. **Vice-President – Dan Woolbright** – Dan is overseeing maintenance now. Maintenance issues should be reported through your building captains. Dan did a walkthrough of the property today with Chris Bean from BP Davis. Various problems were looked at including a broken light fixture in the 540 garage, an issue around the sidewalk in front of the 106-storage unit, and fascia board on a 2nd floor walkway ceiling that will be addressed.
 - d. **Captains Report**
 - i. **540 – Lois & Ron Dixon** – Lois will report the doors that have rust and the walkway lights that are yellowed on the maintenance app. The floors are scheduled to be cleaned by the maintenance company. Michael & JJ did a walk around the signs and will be working with Go Signs to refurbish the ones noted on our list. The new owners of 540-305 were introduced.
 - ii. **550 – Tim & Marcella Bryant** – no report.

- iii. **580 – Ken Saller** – No report but noted the items on the list are completed with the exception of a problem with one bulb.
- iv. **590 – Ross Steketee** – Ross was welcomed back. He did a complete walkthrough of the building; it looks good. He will put a work order in for a fire extinguisher cabinet; the floors are scheduled to be cleaned; the roof looks good.

5. Old Business

- a. **Rules Vote** – Approval of the updated rules was postponed at the July meeting, originally due to the pool lighting, which coincides with the pool hours. The light has been repaired; however, the lighting needs to be inspected to determine if it meets the requirements for swimming after dusk. Approval of the rules will be delayed until the next meeting to allow time for the inspection.

6. New Business

- a. **Lobby & Elevator Flooring** – Lois obtained quotes for flooring options including tile, LV planking, and concrete; the Board has the bids. A workshop was scheduled for Thursday, October 2nd at 5:00 p.m. to look at the flooring samples and discuss the options in more detail.
- b. **Pool Repairs (Resurface, Filter, Pumps)** – The pool pump went out today. It was replaced with a variable-speed pump, which should bring us \$200 per month savings on electric use. The switch on top of the spa also shorted out and the valve was leaking. Sutton Pools made the repairs. The pool company quoted \$4,500 more. There are cracks in the pool deck; it has been 3-4 years since it was last painted. The Board will look to get pricing on the cost to paint the pool deck and consider scheduling the work prior to Thanksgiving time.
- c. **Balcony Cleaning Schedule** – It was suggested to schedule it on a Saturday after the rainy season, possibly the first or second week of November. A date will be determined and information posted.
- d. **Budget Workshop Next Date** – October 21st at 5:00 p.m.

7. Owner Questions

- a. There are traps in place to address the rat issue. It was suggested we place rings on the fire pumps to keep them from going up the pipe. The dumpster was changed out; it has orange scent which helps deter.

- 8. **Adjournment** – Motion by Michael Dagen, seconded by JJ Marquart to adjourn the meeting at 5:57 p.m. Motion passed unanimously.

Sandy Bean

Sandy Bean, CAM