

**Marina Village Condominium Association of Brevard
Board of Directors Meeting
December 8, 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** – Motion by Dan Woolbright, seconded by Sara Arie to approve the minutes of the September 25, 2025 meeting as written. Motion passed unanimously.
- 4. Officer's Reports**
 - a. President – Michael Dagen** – We have a lot of information to go over. The Board has been working hard for the nine months we've been in office. Sara Arie will report on the finances. Michael extended a personal thank you to Sara Arie for the time and effort she has put forth with the budget and going through the 2023, 2024, and 2025 finances to get our books in line.
 - b. Treasurer – Sara Arie**
 - The rebuild of the financials is completed through September 2024. It will be completed through December 2024 by Saturday.
 - Cashflow wise, we will end 2025 with a next income of approx. \$7,000. Some expenses were higher than budgeted, including insurance and life safety, however, overall expenses were under budget by \$6,900.
 - Transfers of 10% of the electricity and water use by the Marina will be made to the association prior to the end of the year.

Sara has identified \$10,000 while doing the rebuild so far that will be due to the Marina, however, will wait until the rebuild is completed before transferring funds. The goal is to complete it by the end of February with clean books going forward in 2026.

 - We have a CD at Sunrise Bank valued at \$217,077.03 that will be cashed in when it matures.

Most owners have paid the special assessments. Late fees will be applied for payments received late.
 - c. Vice President – Dan Woolbright**
 - The pool and spa pumps were replaced with variable speed pumps. The pool filter cartridge system, the reserve separation tank, and the spa heater were also replaced.
 - The pool deck was repainted; it looks nice, although there is some touch up to do.
 - The treadmill that wasn't working was removed from the Clubhouse; it was not worth repairing. We still have two treadmills. Bids will be solicited for a replacement when another goes out.

5. Committee Reports

- a. **Social – Susan Stevens** – Susan reviewed upcoming activities. (Social Committee Agenda is attached).
- b. **Captains Report (Maintenance)** – Owners are reminded to report only maintenance issues to your building captain. Other concerns should be reported to BP Davis either by email or a phone call.
 - o **540** – Lois Dixon suggested that the a/c lines & changing the filters be added to the monthly maintenance schedule.
 - o **550** – no report.
 - o **580** – Ken Saller reported he has three work orders in. The 3rd floor call button on the elevator is not working.
 - o **590** – Ross Steketee thanked the board; everything he puts in, gets done right away.

6. Old Business

- a. **Rules Vote** – The Board did not approve the rules earlier this year due to the pool hours. We did not meet the lunch requirements to allow night swimming. It will cost \$10,000 to bring the lighting in compliance for night swimming. The consensus was to leave it as it is, with swimming permitted from dawn to dusk, per the County. Maintenance guidelines were also added. Motion by Dan Woolbright, seconded by JJ Mancuso to approve the updated Rules & Regulations to include the dawn to dusk change. Motion passed unanimously.

b. **Lobby & Elevator Floor Repair**

- i. **Discuss** – Changing the floors will be a material alteration requiring a unit owner vote. Quotes have been solicited; samples are being obtained. A Workshop will be scheduled to review the proposals and give owners a chance to see the tile and vinyl flooring options. The vote will be scheduled after the Workshop. Cost will be in the \$8,000 - \$10,000 range; funds to come from Reserves. It was suggested that the lobbies be painted at the same time. Paint costs will be included in the Workshop.

7. New Business

- a. **Budget Discussion and Vote** – The proposed budget was reviewed in detail at prior workshops. It factors in the updated Structural Integrity Reserve Study (SIRS) as mandated by legislation and the updated Traditional Reserve Study (TRS) reports. The reports will be posted on the website. The maintenance fees are proposed to go from \$934 to \$912 for 2026. There are two items included in the budget that will drop off of the 2027 budget, which could lead to a further reduction in 2027. The landscape replacement will reduce to \$10,000 from \$25,000; there is \$22,000 allocated in the 2026 to cover the reserves not funded by Showcase. The Marina budget is proposed with no increase in fees. Motion by Sara Arie, seconded by Dallas Kruse to approve the 2026 budgets as proposed. Motion passed unanimously.

b. **Sale of Handicap Spaces** – The handicap spaces in the garages are not required by law; we have designated handicap spaces outside. To sell common property would require a vote from the owners as it would be considered a material alteration. Discussion followed with some owners in favor of selling the spaces, and others that would like to keep them as they are. Motion by Dan Woolbright to hold a membership meeting for the owner to vote to sell the handicap spaces. Motion failed for lack of a second.

8. Owner Comments

- The bird deterrent on the railings doesn't work. We have tried the Beak Guard paint in the past; it did not work either. The remedy is to remove all the Styrofoam from the buildings. Quotes will be solicited to remove the effaces.
- The Association will provide paint for owners who want to paint the doors between paint cycles.
- Comment that the price charged for common items is steep.
- Next year the Board can put funds in the budget for reusable Christmas decorations.

9. Date for Next Meeting – January 20, 2026 at 5:00 p.m. The Annual Meeting was scheduled for March 24, 2026 at 5:00 p.m.

10. Adjournment – Motion by Margaret, seconded by Dan Woobright to adjourn the meeting at 6:30 p.m.

Sandy Bean
Sandy Bean, CAM

APPROVED