

# MARINA VILLAGE CONDOMINIUM ASSOCIATION OF BREVARD

## Tuesday, May 21, 2024 MEETING MINUTES

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1. Call to Order – Kim called meeting to order at 5:00 pm
2. Quorum- minimum 3 board members – Kimberly Tolley, Brian Jordan, Sara Arie, and Betsy Vakos were present in person and Ross Steketee was present via Zoom. Kristy McDonald was present from management
3. Officer Reports:
  - a. Secretary – minutes from April 16, 2024 – Betsy made motion to approve minutes as written and Sara seconded the motion. **MSC**
  - b. Treasurer - Brian advised of all bank balances and advised he is getting familiar with and going through all financials.
4. Committees:
  - a. Landscape Advisory Committee Update
    - i. Robin was elected to the Landscaping committee. Kim made motion to add Robin Trenchard to the Landscape Committee and Sara seconded the motion. **MSC**. No report was provided at this time however, a budget and scope of work/responsibilities will be created. Approval was granted for a member to try and save the diseased shrubs at their cost. Sara made a motion to approve member purchasing and filling in mulch at the 590 building and was seconded by Betsy. Kim, Ross and Brian voted no. **Motion not carried**
5. Old Business:
  - a. Security System Upgrades – Clubhouse has been completed and he is scheduled to come back on Monday to continue
  - b. AppFolio Update When will the board have access to Financials? – All board members currently have access to run financial reports, homeowner delinquencies, and work order reports.
  - c. Spectrum Internet Update – Pick up of old equipment – Spectrum has completed their final pick up. Any owner who still has the old equipment will need to contact Spectrum for pick up or drop off.
  - d. Elevator Operating Certificates – All elevators have passed their inspection, although we won't receive a certificate for 2024, we will be receiving the certificates for 2025 and will post the notice inside the elevators
  - e. Fire alarm inspections – According to McConkey fire, all fire alarm tags have been updated.

- f. Painting Warranty work – Painting was completed on May 21<sup>st</sup> however, there are areas that need touch up's so they will need to come back.
  - g. Dryer Vent Cleaning and Covers
    - i. Vote to hire Nate's Dryer Vent Cleaning – After discussion, the vote will be postponed until written notice of full instruction is provided by fire marshal.
  - h. AC Hurricane Straps – Kim advised all owners that they are responsible for ensuring their a/c condensers on the roof must have hurricane straps that are in good condition.
  - i. Boat Insurance Verification – a letter has been sent to all boat slip owners advising they must provide proof of insurance for any boat that is/will be docked in the Marina.
6. New Business:
- a. Proposal to change language in Rules and Regulations H.10 to agree with the Condo Docs and remove language allowing non-rubber backed mats – Sara made motion and Kim seconded the motion. Betsy, Brian and Ross voted no. **Motion not carried**
7. Open Discussion
- a. Owner made comment regarding dryer vents and the declaration
  - b. Owner made comment regarding broken sprinkler head
  - c. Owner made comment regarding work orders submitted via AppFolio
8. Adjournment – there being no further business, Kim adjourned the meeting at 6:15pm.