

MARINA VILLAGE CONDOMINIUM ASSOCIATION OF BREVARD, INC.

Tuesday May 16, 2023, at 5:00pm at the CLUBHOUSE

540 S Banana River Dr, Merritt Island, FL 32952

BOARD MEETING MINUTES

1. Call to Order

Kimberly Tolley called the meeting to order at 5:00pm.

2. Quorum

Present at the meeting was Kimberly Tolley, Ross Steketee, Robin Trenchard, Les Marquart, and Betsy Vakos. Present from Showcase Property Management was Kristy McDonald.

3. Officers Reports

a. **Secretary** – Minutes from March 16, 2023 – Betsy made motion to waive the reading of the minutes and Ross seconded, **MSC**, April 10, 2023 – Les made motion to waive reading of minutes and Kimberly seconded, **MSC** and April 14, 2023 – Kimberly made motion to waive the reading of the minutes and Robin seconded, **MSC**

b. Treasurer

- i. **Financials** – Robin gave update on financials provided by prior management as of March 2023. Total cash assets available to the association is \$537,780.86 of that, \$481,961.51 is in reserves. Overall, the accounts are looking good and the association is in good standing.

4. Introduction of new management – Showcase Property Management

Kristy introduced herself and gave a brief background of her experience. Contact information was shared with those present and a flyer of contacts is posted on the bulletin boards in each building. A question from a homeowner was asked, do your site visits include the oversight of regular vendors? Kristy advised that yes, she will not only be looking at the community for any maintenance or safety issues, she will also be reviewing the regular vendors like landscaping and maintenance. If anything is noted, she will share the findings with the board, as well as, meeting with the vendor to rectify the issues. If issues continue, she will assist the board in finding a replacement vendor.

a. **Homeowner Information Sheets** – Homeowner information sheets are due and extras were made available to those present. Kristy explained the importance of these as they include approval for electronic communication by management and the board.

5. Old Business

a. **Painting Update** – A preconstruction meeting is tentatively scheduled for next Thursday, May 25th. This will be during the day and will be run as workshop. The vendor will be here to answer any questions and provide a structured timeline on the work being completed. Kristy also added that overseeing vendors completing large projects is also part of her site visits and will be on property more often during those times to ensure the vendor is cleaning up after themselves.

b. **Elevator Update** – Kristy advised homeowners that she is working on obtaining a new elevator contract as Marina Village's experience with them has been subpar. Kristy also shared that she has had poor experiences with them at other associations as well. A question from a homeowner was asked, if they aren't completing the work/service in accordance with their contract, is it possible to terminate based on breach of contract? Kristy advised that is definitely an avenue she will be trying in addition to reviewing the contract and their termination clause.

6. New Business

- a. **Spectrum Contract** – Robin gave an update on the Spectrum Contract, and the research she has done to get the best contract for the community. Spectrums proposed plan will include a decrease in monthly payments from \$86.10 down to \$63.51, will keep the 4% annual increase, includes a 5 year contract, will provide 2 boxes per unit to include DVR, increase in wi-fi speed from 200 to 500, and will include 500+ tv stations, including HBO and Cinemax. Landlines can be included for \$19.99 per month. This change in contract will save the community \$90,785.16 per year. Hotwire was another company Robin communicated with and they offered a monthly plan of \$69.49, 4% annual increase, a 10-year contract, 2 boxes per unit with up to 50-hours of playback (different than DVR), Wi-Fi speed of 500, and 152 stations. Hotwire uses fiber optics so to switch from Spectrum would require Hotwire to dig up the old cable lines and replace them with Fiber Optic as well as re-wiring the buildings and units to fiber optic. Total annual saving if association goes with Hotwire would be \$66,406.58. Kimberly made motion to approve Spectrum contract and Ross seconded. **MSC**

7. Owner Comments

- Q. Homeowner asked about telephone line in his unit as he pays \$19.99 per month to have it. If the landline was included in the current package, why does he have to pay so much for it.
- A. Robin will speak with you and review to find out why you have to pay for that.
- Q. When they paint the building, will they be painting the door frames as well?
- A. They will be painting the exterior flat side of the door but not the frames. The door frames are owner responsibility, but Kristy will review the association documents and verify.
- Q. When they get to painting the balconies, will they need to enter the units.
- A. No, they will have scaffolding and sling lines to come down from above, so they won't need to come inside.
- Q. I am leaving and won't be here when the painting is happening, how will my door be painted?
- A. If you have provided the association with a key, we will open the door and a board member or management will be present the entire time they are painting the door. Otherwise, you can ask someone to be available for the painting to give access.
- Q. When they remove the crowning from the building, what will they be replacing it with?
- A. Nothing, they will remove it and then leave the natural top of the building.

8. Adjourn

There being no further business Kimberly called the meeting to an end at 6:15pm.