

MARINA VILLAGE CONDOMINIUM ASSOCIATION OF BREVARD, Inc.

Tuesday April 16, 2024 at 5:00 p.m.

APPROVED BOARD MEETING MINUTES

1. Call to Order

Kim Tolley called the meeting to order at 5:00pm

2. Quorum- minimum 3 board members

All board members were present and Kristy McDonald was present from management.

3. Officers Reports

- a. Secretary – Minutes from March 19, 2024: Betsy made motion to approve the minutes as written and Ross seconded the motion. Sara mentioned the verbiage be changed from appointment of officers to election of officers. That change will be made.
- b. Treasurer
 - i. Financials – Brian will be working with Showcase to make any necessary corrections to the financials upon his return. Kristy confirmed bank balances as of April 16, 2024.

4. Committee Reports

- a. Charters were provided to both the Landscape and Social Committee to provide direction and establish scope of committee responsibilities. Landscape committee provided an update on what they have been doing and will review the charter. Social Committee shared past events and a list of future events will be provided and posted. The elevator committee has been decommissioned.

5. Old Business

- a. Security System Upgrades
 - i. Ross made motion to approve estimate from Innovative Surveillance and Betsy seconded the motion. **MSC.** It was requested that John from Innovative Surveillance be present during a workshop to answer any questions homeowners and the board may have. Management will schedule and owners will be notified.
- b. AppFolio Update
 - i. AppFolio is almost 100% updated. Showcase is working on changes to be more efficient when it comes to work orders and all duplicate work orders will be deleted.
- c. Spectrum Internet Update/Old Modem and Router pick up update
 - i. There will be one more pick up for old equipment so if you have not done so, be sure to drop off equipment to prevent being charged.
- d. Elevator Operating Certificates

- i. All elevators have been issued a certificate however, per the Bureau of Elevator Safety, a certificate will not be mailed at this time because the annual inspection for 2025 will be taking place within the next month or so and a 2025 certificate will be issued. Management confirmed with both Advanced Integrations and Oracle that all violations have been remedied.
- e. Fire Alarm Inspections/Status of additional tags
 - i. According to McConkey Fire, all tags have been updated. We are just waiting for a follow-up inspection from the Fire Marshall
- f. Roofing Quotes:
 - i. we have received quotes for the 540 and the 590 building however, we are still working on a plan for the replacement and time frame.
- g. Painting Warranty/Areas of Peeling paint status:
 - i. Areas that have peeling paint will be touched up or redone. If you have not done so already, please inform the board if you have peeling paint on your balconies, we already know of a few but we want a full list when they come to make the repairs.
- 6. New Business:
 - a. Dryer Vent Cleaning and covers:
 - i. Due to an anonymous complaint to the fire marshal, we are now required to ensure all dryer vents are cleaned. This is an owner responsibility however, the association will be hiring a vender to clean out the dryer vents to benefit from a bulk discount. This charge will be applied to owner accounts for reimbursements. If an owner has had their dryer vent cleaned out already, please provide documentation to management or the board so that we do not charge you again for it.
 - b. A/C Hurricane Straps:
 - i. All a/c units on the roof must have hurricane straps. It is an owner responsibility to ensure your hurricane straps are in good condition and/or replaced. Please provide documentation to management or the board. In the event your hurricane straps are corroded and they blow off during a hurricane, you may be responsible for the repairs for any damage it causes.
 - c. Boat Insurance Verification:
 - i. If you have a boat in a slip, please provide proof of insurance to management and the board of your insurance for your boat.
- 7. Owner Comments
 - a. Owners commented on communication/work orders submitted via AppFolio.
 - b. Owners commented on the cleanliness of the clubhouse and the work M&M is doing at Marina Village.
- 8. Adjourn: Kim Tolley adjourned the meeting at 6:05pm.