

**Marina Village Condominium Association of Brevard
Board of Directors Meeting
May 12, 2026**

1. **Call to order** – President Michael Dagen called the meeting to order at 5:00 p.m. in the Clubhouse.
2. **Quorum - minimum 3 board members** - Board members present: Michael Dagen, Shelley Forte, Avery Hardy, JJ Marquart, and Dan Woolbright.
3. **Approval of Minutes** – Motion by JJ Marquart, seconded by Dan Woolbright to approve the minutes of the March 17, 2026 meeting and the March 24, 2026 Organizational meeting as written. Motion passed unanimously.
4. **Officer's Reports**
 - a. **President – Michael Dagen** – The Treasurer report will be added to the agenda. The elevator service program is going well. We met with Elevated regarding the 540 and 590 elevators. They are putting together a comprehensive quote to replace the gears of the elevators which are both obsolete. Additional bids will be solicited using their scope of work. If we move forward, the elevators will be down for two months while the work is done. Residents will be notified in advance. We are going through a lot of changes within the community. The first part of the year has gone well. Officer reports to follow.
 - b. **Vice President – Dan Woolbright** – Deferred.
 - c. **Treasurer – Shelley Forte** – The April report was just received. We are under budget year-to-date, mostly due to timing. The last insurance installment for the year was paid. Reserve schedule spreadsheets to track expenditures will be created. For internal controls, if an invoice is payable to a board member, approval should come from another board member. We will be using a credit card going forward. Expenditures will be categorized. The Marina February electric reimbursement check was missed.
5. **Committee Reports**
 - a. **Vote on Committee Charters** – Four committees have been established, and charters were put together and signed by the members. The committees are the Maintenance/Captain; Landscape Advisory; Activities/Social; and Documents. Motion by Dan Woolbright, seconded by Shelley Forte to ratify the approval of the charters for this year. Motion passed unanimously. Committees should coordinate with Avery Hardy when scheduling meetings to publish the notices.
 - b. **Social – Susan Stevens**
 - The next event will be a travel expo at Susan's house with her representative from Collette Tour Co. Two groups are being planned for next year – Spain and Egypt/Jordan. Anyone interested must RSVP.

- 5/23/26 – Poker Night at Mary Jo Helms at 7 p.m. Buy in is \$10 for Texas Hold-Em tournament.
- 6/2/26 – Trivia Night at Nolan's Irish Pub. Dinner at 5:30 pm; Trivia starts at 7 pm.
- 6/6/26 – Progressive Dinner in the 540 Bldg. RSVP to Susan no later than 6/3/26. The number of attendees will be limited to 27.
- 6/24/26 – Social Committee meeting at Susan's at 4 pm.
- 6/26/26 – Ladies Lunch at Island Time at 11:30 a.m.
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c. Captains Report (Maintenance)

- **540** – All good; no report.
- **550** – No report.
- **580** – All good; no report.
- **590** – All good; no report.

d. Landscape

- Robin Trenchard reported that replacement of the dead plants and trees, including diseased trees, has started. Irrigation is being added to areas that are not being watered. The 540 and 550 buildings are nearing completion; focus will be on the 580 building for the next two weeks followed by the 590 and then around the pool. It should all be completed within the next few weeks. Filling in the path between the 550-580 buildings is not included in the original scope but can be added as well as trimming a tree that is hanging over at the 540 building.

e. Documents

- Les Marquart reported that the committee met. They went over a few items not currently included in the documents. What to do with your cable box if you move will be added to the Move-In/Out section of the rules. The committee discussed parking and options to alleviate the problem, including exploring whether purchasing a part of the land across the street from Carlos would be feasible.

6. Old Business

- a. Bird Update** – Les Marquart reported that the conclusion is that there is no way to get rid of the birds without removing the Styrofoam EIFS. We have two quotes ranging from approx. \$25,000 to \$40,000. We have not received the third bid yet. The scope of work includes removing the Styrofoam on the 3rd floor and adding wire mesh, stucco over and painting the areas. Discussion was tabled until the third bid is received. It will be circulated to the Board when received, and a meeting scheduled once they have reviewed the bids. The attorney will be consulted to verify a membership vote is not required due to the potential health hazard created.

b. Lobby & Elevator Floor Repair

- i. Discuss** – Avery Hardy presented a Lobby & Common Area Refresh Proposal for consideration including modest to mid-range options and suggestions for consideration (copy attached). It was suggested that a workshop be scheduled to present the various options and Avery's

visions to the community to get their input. It was noted that interior design is Avery's background. All residents are encouraged to attend. It was noted the reserve study does not allocate funds for the lobbies; it does for the elevator interiors and the gym.

7. New Business

- a. **Sprinkler Wells** – Dan Woolbright reported that our irrigation feeds off city water; we pay sewer on it. We cannot separate it into reclaimed water. He and Michael Dagen have been exploring the feasibility of installing a well since they have been on the board. We are able to put one in on the NW side behind the trees (hidden). Two quotes have been received: Bluebell – \$25,000 and Aqua Source Well Drilling - \$20,000 to install a well. The cost savings, if we proceed, is estimated to be in the \$23,000 - \$25,000 range per year. The well was added to the TRS report. The expense could be paid from reserves and then transfer the savings we realize back to the reserves to reimburse the installation cost. Avery Hardy received an email from a concerned resident with questions and concerns regarding the wells. (copy attached). The board will address all the concerns.
- b. **Clubhouse Roof** – The roof needs to be repaired. The cost would be approx. \$5,800 using the same contractor that replaced our main roofs. There is a decision to be made regarding the solar panels. Do we pull off the existing panels for the repairs and then reinstall them; or should we look into replacing them with updated technology? We could eliminate the FPL payment for the clubhouse if we replace it; payback would be 5-6 years. Michael Dagen will put together options to present to the Board.
- c. **Sidewalk Refinishing** – Dan Woolbright received a quote of \$49,000 to recoat the sidewalks, including texture, stain, and sealant. Additional quotes are anticipated and will be circulated to the Board. Funds are designated in the TRS reserves; according to the study there are two years remaining until it is due.
- d. **Channel Poles** – Options are being looked into to either replace or cap & band or sleeve the pole; the water is now above it.
- e. **Sale of Handicap spots** – There was lengthy discussion on the pros and cons of selling the Handicap spots. We need to confirm whether we are required to have the spaces in the garages by law. Further research will be done. An owner's vote would be required to proceed with selling them.
- f. **VA loan for Marina Village (Owner Request)** – Unit Alfonso Noyola recently refinanced and found out that the association is not approved for VA financing. He would like the association to consider looking into requirements to meet the VA guidelines. This is not something that is driven by the association. The lender has various things they look at; not something we request. The lender would request certain documentation from the association and make the determination based on it. Don Woolbright volunteered to ask a friend in the business about the process.
- g. **Boat Cover (Owner Request)** – Les Marquart would like to put a canvas boat cover on his lift to cover his boat. It would be an arch supported by the other

pilings there. It would not encroach on the boardwalk or within the waterline. It would also be below the first-floor balconies. It is highly rated for wind. Waterworks is the company he would like to work with. There are items the Board will need to look into prior to making an informed decision including if the owner's designated space is piling to piling. It would have to ensure it stayed within the poles and not extend out. And would it change the look of the marina therefore requiring a material alteration vote should be addressed.

8. Owner Comments

- Avery Hardy presented proposal to create a monthly newsletter (attached).
- Comment that background check requirements should be enforced.
- Owner rosters are available upon request by contacting BP Davis.
- The 2024 audit was not signed off yet; the 2025 audit is in progress.
- Comment from owner who has lived here a year that he is impressed with the community; residents have made him feel welcome.

9. Date for Next Meeting – Tuesday, August 14th at 5:00 p.m.

10. Adjournment – Motion by JJ Marquardt seconded by Shelley Forte to adjourn the meeting at 6:54 p.m. Motion passed unanimously.

Sandy Bean
Sandy Bean, CAM