

MARINA VILLAGE CONDOMINIUM ASSOCIATION OF BREVARD, INC.

Thursday, September 14, 2023

Meeting Minutes

1. Call to Order

Kim Tolley called meeting to order at 3:00pm

2. Quorum

Minimum 3 board members: Present in person was Kim Tolley President, Ross Steketee Vice President, Robin Trenchard Treasurer, Betsy Vakos Secretary, and Les Marquart Director. Kristy McDonald was present from Management.

3. Officers Reports

a. Secretary

Minutes from May 16, 2023 and June 1, 2023: Betsy Vakos made a motion to waive the reading of the minutes and approve as submitted. Les Marquart seconded that motion. **MSC**.

b. Treasurer

i. Financials: Robin Trenchard reviewed the financials and reminded all of the upcoming budget workshops.

4. Old Business

a. Painting Update

i. Approve change order for Railings: Kim Tolley made motion to approve the change order based on the additional funds in the contingency. Ross Steketee seconded that motion. **MSC**.

ii. Approve Change order for Stucco repairs in excess of contracted amount. Ross Steketee made motion to approve the change order based on additional funds in the contingency. Betsy Vakos seconded that motion. **MSC**

b. Spectrum Contract

i. Robin Trenchard reviewed the updated Spectrum contract and advised owners that Spectrum will need access to each unit to update the equipment. Kim Tolley confirmed the Association has keys to most units but reminded all owners, if they will not be in town, to reach out to her and she will make sure the Association has keys to their unit.

5. New Business

a. Vote Raise Credit Card limit to \$3000: Kim Tolley advised membership that board members purchase small maintenance items for the community, specifically the dock repairs and made a motion to increase credit card limit. Ross Steketee seconded that motion. **MSC**

b. Pool Furniture update

i. Re-sling Pool furniture \$2200 (2 year warranty) vs buy new \$4508 (20-yr warranty): Kim Tolley reviewed the options for pool furniture and made a motion to purchase new furniture to include the 20-year warranty. Betsy Vakos seconded that motion. **MSC**

c. Approve roofing vendor to replace 580 entrance roofs:

i. Kim Tolley and Ross Steketee reviewed the roof proposals to repair the roof at the 580 building. Ross Steketee stated that HRC has done repair work in the past and not only is their price good

but they do excellent work. Ross made a motion to approve the HRC contract and Kim seconded that motion. **MSC**

6. Budget Planning for 2024 - Set up meeting times for budget workshops

- a. Budget workshops scheduled for October 30th at 10am and November 6th at 10am
- b. Pool Security Access - new legislation - must be done by March 2024
 - i. Board has opted to install a new locking mechanism for the pool gate
- c. Reserve Study: The association currently has a reserve study and it will be updated to satisfy the new FL statutes. This study will help determine what will need to be fully funded however, financially, the association is good shape.
- d. 540/590 Roofs: The association will be getting estimates to replace both of these roofs as it will be a requirement for insurance due to age.

7. Adjourn

There being no further business Kim Tolley adjourned the meeting at 4:30pm.