

MARINA VILLAGE CONDOMINIUM ASSOCIATION OF BREVARD, Inc.

Tuesday January 23, 2024, at 5:00 p.m. at the CLUBHOUSE
540 – 590 S Banana River Dr, Merritt Island, FL 32952

BOARD MEETING MINUTES

1. Call to Order

Kim Tolley called the meeting to order at 5:01pm.

2. Quorum

Present from the Board was Kim Tolley, Betsy Vakos, Robin Trenchard, and Les Marquart. Kristy McDonald and Trudy Dunn were present from Showcase Property Management.

3. Officers Reports

- a. Secretary – Minutes from September 14, 2023 and November 30, 2023: Betsy made a motion to approve the minutes as submitted and Kim Tolley seconded. **MSC**
- b. Treasurer
 - i. Financials: Although Showcase is still making a few corrections to the financials, Robin advised those present that there are currently \$649,376 in total assets and at the end of the year, Marina Village is \$29,532 over budget. This is only just over budget and is due to the insurance pre-payments. In total there is \$85,994 in the Marina Reserves.

4. New Business

- a. Elevators
 - i. Plan for Replacement: An elevator committee has been established and currently there are 4 volunteers
 - ii. Status of certificates: We have certificates for the 540 and the 550 building. We are waiting on the repairs for the 580 and 590 building and as soon as they are completed, the certificates will be issued.
- b. Stucco repairs on 540-305 Balcony/Sidewalk repairs – 590 and 580 circle: Les made motion to approve estimate from Francisco for \$3000 and Robin seconded the motion. **MSC**
- c. Security System Upgrades: Kristy is getting estimates and will be meeting vendors on the property. Once all estimates are in, a meeting will be held for a vote by the Board.
- d. Garage Door Opener Replacement
 - i. Code update for 590 and 580 buildings: removing additional codes have seemed to resolve the issues with the garage door and replacement hasn't been needed. In the event the issues continue, estimates will be collected for review by the board. This is a commercial system and the cost is quite high so we are hesitant to make the change unless absolutely necessary.
- e. Landscaping Committee Reinstatement: Landscaping committee has been reinstated. Currently there are three volunteers.
- f. Annual Meeting Date: annual meeting is scheduled for March 19, 2023 at 5pm.

- g. AppFolio Update: AppFolio is being corrected; this is a major transition however, once everything is corrected it will be a great source of information for the membership and the board of directors. Although payments may be made through AppFolio, you are not required to change your current method of payment.
- h. Spectrum Internet update: We have reverted back to managed wifi while this gets sorted. Although we were originally told an equipment change was not necessary, it turns out that we do need new equipment. Board has a lot of questions that are still unanswered however they have already been sent to spectrum and once they are answered, an notification will be sent out to all owners.
- i. Communication: Kristy acknowledged the lack of communication and has advised that internal adjustments have been made at Showcase to allow efficient time to manage the community.

5. Owner Comments

Q: What exactly is M &M's contract?

A: I can sent the contract to you so that you can see what is included in their scope of work. If you notice they aren't doing their full job, please bring it to my attention.

Q: There is a parking lot light that is out in the parking lot, can we get that fixed?

A: Yes, we need a box truck to reach it so Kristy is reaching out to electricians to get it scheduled. We will also confirm that FPL is not responsible for it.

6. Adjourn

Kim Tolley adjourned the meeting at 6:28pm.