

MARINA VILLAGE CONDOMINIUM ASSOCIATION OF BREVARD, INC.

A Corporation Not-for-Profit

Tuesday, March 19, 2024 at 5:00 pm

2024 ANNUAL MEMBERS' MEETING MINUTES

1. **Roll Call - Certify Proxies - Establish Quorum:** All board members were present, Kim Tolley President, Ross Steketee Vice President, Robin Trenchard Treasurer, Betsy Vakos Secretary, and Les Marquart Director. Kristy McDonald was present from mgmt. There were 9 homeowners present and 16 proxies were received. Quorum was met.
2. **Proof of Meeting Notice:** First meeting notice was sent out on January 19, 2024 and the second meeting notice was sent out on February 20, 2024. Affidavit of mailing is available upon request.
3. **Announce the Board of Directors:** No election was needed. There were 5 open board seats and five candidates. 2024 Board Members are: Kimberly Tolley, Ross Steketee, Brian Jordan, Betsy Vakos, and Sara Arie.
4. **Report of Officers:** No report of officers at this time. Treasurer is new to the board and will review financials to have a complete report for the next meeting.
5. **Report of Committees:**
 - a. **Activity Committee:** A St. Patty's Bingo was held with great prizes and food. 13 people participated. There is a ladies lunch coming up on March 29th and a new calendar of events will come out shortly.
 - b. **Landscaping Committee:** Committee members have been working for 2 months and met with 3-4 vendors and compared estimates. There are 4 dead palms and 1 diseased palm that need to be removed for safety. Additionally, committee considered options for mulch have decided that going with Pine Mulch is the most ecologically friendly and although the cost is hire, it has a longer life so you won't need to replace or replenish every year as it should last up to 2 years. Of all the estimates, Extreme Grounds (current landscaping vendor) came in the lowest. Since Ross deal directly with Chris, he will walk with him and the landscaping committee. In total, the estimate came out to \$9,200 (without mulch the cost is \$4500 less). **Ross made a motion to remove 3 dead palm trees and grind the stumps for \$3,392. Betsy seconded the motion. MSC.**
6. **Unfinished Business:** There is no unfinished business at this time.
7. **New Business:** There is no new business at this time.
8. **Open Discussion:**

Q: Management has made the comment they respond within 48 hours; what can we expect from the Board in the event we reach out to you directly.

A: Since many of us still work, you can expect to get a response within a few days.

Q: I've reached out to management regarding the parking lot light and I have not received a response. Communication should be better.

A: Management should have communicated with you. We have already reached out to HOOG Electric and met them at the property. The board has approved the light replacement and they have been ordered.

Q: There is a sewer clean out outside of the 590 garage and it's cracked and broken. It's really a tripping hazard.

A: Management will take a look and document after the meeting and see how this can be repaired.

Q: When the sidewalk was repaired, the vendor left concrete on the street pavers.

A: We will speak with our maintenance vendor and see if it can be power washed off.

Q: Are inspection taking place prior to an invoice being paid?

A: Generally, yes. If there is a project, management will do an inspection when it is completed to ensure it has been completed satisfactorily prior to payment being made. For general monthly invoices, I usually do not complete a separate inspection, I look at those items when I am here for my regular monthly site visit.

Q: The 1st floor balconies have not been power-washed.

A: We will make sure this is taken care of.

9. Adjournment: There being no further business, Kimberly adjourned the meeting at 6:00pm.