

**Marina Village Condominium Association of Brevard
Board of Director's Meeting
July 8, 2025**

1. **Call to order** – President Michael Dagen called the meeting to order at 5:02 p.m. in the Clubhouse and via Zoom.
2. **Quorum – minimum 3 board members** - Board members present – Sara Arie, Michael Dagen, Dallas Kruse, JJ Marquart, and Dan Woolbright.
3. **Approval of minutes (5/13)** - Motion by JJ Marquart, seconded by Dallas Kruse to approve the minutes of the 5/13/25 meeting as written. Motion passed unanimously.
4. **Officer Reports**
 - a. **President – Michael Dagen**
 - i. **BP Davis Introduction** – Michael introduced Sandy Bean, with BP Davis Property Management, our new property manager and management company. He turned the meeting over to Sandy, who gave a brief background on BP Davis and is happy to be back working with Marina Village. Everyone should have received a coupon book from Truist Bank for your monthly maintenance fees, which includes instructions on how to sign up for auto-payment. Boat slip owners will receive a separate coupon book within the next couple of weeks. Owners can contact the office at (321)784-2091 or by email at bpavis@bpdavis.com with any questions. For, after hour emergencies, call the number above and follow the instructions.
 - b. **Treasurer – Sara Arie** – Sara reviewed the year-to-date financials through May; she has not reconciled the June financial received from Showcase. It appears that we are in a good position. Income year-to-date is over budget by \$18,103; expenses are over budget by 17,374, leaving us pretty well running on budget. The May reserve transfer has not taken place in the HOA or Marina.
5. **Committee Reports**
 - a. **Landscape** – Christine Meehan reported that new foliage/plants have been planted in the front west outside area, behind the clubhouse, to fill in the gaps and spruce up the area. New sod was added by the 590 building; the irrigation system was repaired. The lower palm trees are scheduled to be trimmed this week. The committee will meet to go over next year's budgetary needs to be considered in the 2026 budget.
 - b. **Maintenance** – Lois Dixon introduced the new Building Captain system that has been implemented and the volunteer captains for each building. Any maintenance issues should be reported to your building captain. They use an app to report maintenance issues to the maintenance company and track the status. The building captains are: 540 Building – Lois & Ron Dixon; 550 building – Tim & Marcela Bryant; 580 building – Ken Saller; 590 building – Ross Steketee.

6. Old Business

- a. **Bird Update** – JJ Marquart discussed options for bird deterrents she has been looking into. We have tried a number of things over the years; nothing works. Removal of the effaces would be the only effective way to get rid of the birds. To remove all the Styrofoam and re stucco and paint would cost in the \$80,000 - \$90,000 range. One company who uses whirlybirds as a deterrent will only guarantee 55% effectiveness. We are experimenting with a woodpecker spray on the 540 building.
- b. **Roof Update** – The 540-building roof is completed; final inspection will be this week. 590-building roof is in progress and on schedule to be completed by July 31st. The roofing company is having a FINISH party at the Clubhouse on July 31st at 5:00 p.m. All residents are invited to attend.
- c. **FPL Update** – Good news; it was discovered that we were being charged “demand” rates for the Clubhouse electricity. It has been switched from that, which will save us 5% - 7% annually. We also received a refund of \$2,243.85 for back taxes after submitting our non-profit information for the Clubhouse account.
- d. **City of Cocoa Update** – Due to late payments by the prior management company, the City of Cocoa charged us a \$9,500 deposit. After multiple discussions with the City, they agreed to refund \$4,000 of the deposit. The remainder will be recorded as an asset on the balance sheet.

7. New Business

- a. **Insurance Pricing Update** – Our insurance policies renew August 22nd. The preliminary proposal from our agent indicates a decrease of \$13,456 in the premiums, even with our increased values from last year’s appraisal. The new roofs opened up the market for carriers wanting to look at us. We also added a maintenance program where the roofs will be inspected two times per year – before and after hurricane season. The numbers will be finalized prior to the renewal date.
- b. **Wind Mitigation** – Wind mitigation reports are good for five years; we are at the six-year mark. Honor Services is scheduled to do the inspection on August 11th. The reports will be shared with the community as they may help owners realize savings on their insurance.
- c. **Welcome Package** – Robin Trenchard and JJ Marquart are working on putting a Welcome Package together for new owners when they move in. It will contain the rules and basic information on the community. Any ideas to include in the package can be passed on to either Robin or JJ.
- d. **580 Fire Sprinkler Repair** – The 580 building fire sprinkler lines used for quarterly testing are flooding and need to be repaired. Motion by Dallas Kruse, seconded by JJ Marquart to ratify the approval of the \$1,093.56 quote from Florida Alarm & Security Technologies for repairing the lines. Motion passed unanimously.
- e. **Workers Comp Addition** – The work comp, if any, policy was cancelled in 2023. This is the coverage that covers our owner volunteers; the premium is \$506 a year. The

prorated cost for coverage mid-June through August is \$151. Motion by Sara Arie, seconded by Dallas Kruse to ratify the approval of the addition of the work comp, if any, policy. Motion passed unanimously.

- f. **Sprinkler Well Installation** – Michael Dagen and Dan Woolbright have been looking into installing a well for the sprinkler system, which would bring us significant savings. We currently spend \$63,000 a year on water, including all the buildings and fire lines, etc. The cost to install a well would be approx. \$19,000. The savings from the addition of the well could be in the \$16,800 range. They are continuing to investigate the option. A well is not currently including in our reserve study, but could be added, if we decide to go in that direction.
- g. **Variable Speed Pool Pumps** – Another option Michael Dagen and Dan Woolbright are looking into to save money is replacing the pool and jacuzzi pumps with variable speed pumps. The pumps are recommended by RPL; we could see savings of up to 50% on the electric bill. We are currently obtaining pricing on the pumps. This would be a reserved item.
- h. **Special Assessment** – Sara Arie briefly discussed the possible need for a special assessment of \$1,624.97 per unit due to reserve funds being used for operating expenses in 2023. In May 2023, all the accounts were combined for the checking and reserves for the HOA and marina. Sara got approval to complete a rebuild of the accounts to find out who owns what money. She completed it through 2023. The auditor is working on 2024. A Workshop is scheduled for July 15th at 5:00 p.m. where Sara will go over the figures in detail.
- i. **Lobby & Elevator Floor Repair** – There are a lot of chips and cracks in the tile in the elevator; it is the original tile. There are funds allocated in the reserves to replace the flooring. We'd like to form a committee or work with the maintenance committee to explore new flooring options.

8. Owner Questions

- It was questioned where the beginning balances in the accounts came from. Sara Arie backed into them. The information will be gone over in detail at the July 15th workshop. The money was spent on the community, however reserve funds were used incorrectly and by law, we have to replenish the reserve account.
- Owners are reminded to return their proxies to vote on the proposed amendments to the Declaration and Bylaws.

- 9. **Adjournment** – Motion by Michael Dagen, seconded by Dallas Kruse to adjourn the meeting at 6:40 p.m. Motion passed unanimously.

Sandy Bean

Sandy Bean, CAM