



## CONDOMINIUMS

17155 Front Beach Road  
Panama City Beach, FL 32413  
850-234-1704

**Date: Monday, October 28, 2019**  
**Time: 4:00 PM Central**  
**Place: Aquavista Owners Clubhouse**  
**17155 Front Beach Rd**  
**Panama City Beach, FL 32413**

### Special Meeting Minutes

**CALLING OF THE ROLL:** This Special Meeting of the Board of Directors was called to order by President, Dave McIntosh at 4:00 pm. A quorum was established with Johnny Parker and Stephen Nesman in person. Dave McIntosh, Thomas Hildebrandt and Richard Dowdy via telephone. Homeowners present: Bill & Betsy Hardacre, Cindy Parker, Darlene Conrad, Lou Christian, Dick Armbruster, John & Joan Welander.

**PROOF OF NOTICE OF MEETING:** Proper posting of the Notice was confirmed by Martha Abt and disseminated to the community via email.

**READING AND DISPOSITION OF PREVIOUS MINUTES:** No previous meeting minutes to approve.

### **BUSINESS ITEMS**

**Discussion and possible action of cancellation notice to Affinity for Kone elevator service contract.** Stephen Nesman made a motion to discuss the dissolution of the Kone Service Contract with John Lee at Affinity and should Affinity require a 30-day notice Johnny Parker will sign the cancellation letter that has been prepared by D&S. Johnny Parker seconded the motion and the motion passed unanimously.

**Discussion and possible action on acceptance of Bagby elevator service contract for Kone elevators:** After much discussion the Board agreed to have Johnny Parker speak with Kristy Eubanks to negotiate the proposed \$1200 monthly fee. Stephen Nesman made a motion to accept the Bagby Service Agreement with the counter offer the current rate paid to Affinity of \$2150.00 per quarter. Should Bagby accept the counteroffer, Johnny Parker has the authority to sign the agreement on behalf of the Board. Thomas Hildebrandt seconded the motion and the motion carried.

**Update on Hurricane Michael Insurance Claim:** Wes Dillon with YPA was present to update the Board on the receipt of "undisputed" insurance funds (\$784,028.55), endorsed by YPA and ready to deposit. Wes recommends establishing an "insurance funds" bank account to keep all income and expenses separate from operating expenses

**Discussion and possible action on GC Contract from Kent Deeb:** The Board agreed to forward the contract created by D&S to Kent Deeb for his review and request a meeting between Kent and the Board to discuss, review and sign the contract to move forward. Wes also recommends establishing a "Construction Committee" to be the go-to people for Triad to communicate directly with and decisions to be made on behalf of the Board in a timely manner. Johnny Parker and Richard Dowdy volunteered to be the "Construction Committee" along with Martha Abt, and the Board agreed.

**Discussion and possible action on proposals for domestic water pump repair/replacement: System Services, PlumbBetter, Dowdy.** Johnny Parker made a motion to choose option #3 with System Services at \$27,213.00 (pending Delta P Carver product review by Richard Dowdy and confirm that the Delta is comparable to the Tiger Flow). Thomas Hildebrandt seconded the motion and the motion carried with four in favor. Richard Dowdy abstained from voting. Richard left the meeting at 5:03 pm. Richard Dowdy fully disclosed to the Board his personal relationship with bidder Dowdy Plumbing.

**Discussion and possible action on proposals for Spa repair/revamp Field Day, RCI, Coastal Pools/Cox:** This item is tabled to forward the Field Day Scope of Work to Coastal and RCI to allow them to quote the same scope.

**Adjournment:** Johnny made a motion to adjourn the meeting. Stephen Nesman seconded the motion and the meeting adjourned at 5:30 pm.

APPROVED