



AQUAVISTA OF PANAMA CITY BEACH OWNERS ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING

May 27<sup>th</sup> ,2020 2:00PM(CDT)  
17155 Front Beach Road, Clubhouse  
Panama City Beach, FL 32413

BOARD MEMBERS PRESENT OR ON THE PHONE: Johnny Parker, David McIntosh, Richard Dowdy, Thomas Hildebrandt and Steven Nesman via telephone

FIRSTSERVICE RESIDENTIAL: Martha Abt, Property Manager; Kevin Decker, Administrative Assistant.

UNITS PRESENT: See Call Log

**Call to Order** – Johnny Parker called the meeting to order at 2:00 p.m. (CDT)

**Roll Call and Determination of a Quorum** – established with all Five (5) Board members present.

**Proof of Posting of Notice** – posted in accordance with Florida Statutes and emailed to the community.

**Approval of Minutes of previous Meeting**

**Richard Dowdy made a motion to approve the previous meeting minutes from April 23<sup>rd</sup>, 2020, seconded by David McIntosh, all in favor.**

**Business Items**

**Insurance Claim Update**

Wes Dillon reported that the contractors hired by the Insurance Company ended up using a different type of scan to find moisture in the lightweight concrete on the roofs of both buildings. The results of the scan have yet to be completed but association reserves the right to request the earlier suggested nuclear scan if they are unsatisfied with the results.

**Comcast Upgrade Update**

A new draft of the contract to upgrade the cable television to HDTV in the building has been presented by Comcast to the Board and they are hoping to have it finalized and ready to be signed by the Board soon.

Before getting into New Business Johnny Parker turned the floor over to Richard Dowdy so that he could give a report on some disturbances that occurred on the property over Memorial Day weekend involving renters. Over the course of the weekend there were several incidents involving unruly renters and guests of renters, some of them even physically dangerous, he also noted that there was more than half of the parking lot filled with cars with no visible parking passes whatsoever. He believes that it is critical that for the rest of the season, especially on holiday weekends that full time security be hired to patrol the property. He also believes that having a parking kiosk in the entrance of the parking lot would help make sure that the cars in the parking lot are authorized to be there.

**Richard Dowdy motioned to put installation of a parking kiosk on the agenda for the next meeting, seconded by Thomas Hildebrandt, all in favor.**

**Richard Dowdy motioned to adopt a Zero Tolerance parking policy to take effect post 10 days from the future date of the approval of the Towing Policy Resolution penned by Dunlap & Shipman regarding unmarked vehicles parking in the parking lot, seconded by David McIntosh, all in favor.**

## **NEW BUSINESS**

### **1. Financial Update**

There were no questions from the Board as the April 2020 financials are in order.

**David McIntosh motioned to approve the April financials as presented, seconded by Steven Nesman, all in favor.**

### **2. Management Report**

- a. Seasonal security was already discussed earlier in the meeting.
- b. B&C West Building Fire Alarm System Modernization – Installation Completed, Pending New Fire Panel for Connection
- c. Fire Panel Replacement / Due in after Memorial Day
- d. Bagby Completed Kone Elevator Modernization / Temporary Permit Issued 5/18/2020
- e. Installed Solar Lights on Owners Club Stairway
- f. Men’s Restroom Remodel – In Progress
- g. Fitness Center Remodel – In Progress / Pending Flooring
- h. Spa Resurfacing and Re-tiling – was scheduled to be Completed by Memorial Day

- i. Received Turtle Lighting Violation / Installed Turtle Lighting in Owners Club Exterior Lights
- j. Landscape Cleanup – Complete
- k. Backflow Inspection - Completed/Passed
- l. Pool Inspection - Completed/Passed
- m. Clevis Hanger Replacement – In Progress
- n. East Building Water Mainline Break – Repaired by System Services

**3. Discussion and Possible Action on Security Cameras**

Steven Nesman mentioned that it might bring up a legal issue if owners and guests believe that the cameras are being monitored 24 hours a day, he advised that management reach out to legal counsel before revisiting the topic.

**4. Discussion and Possible Action on Unit Dryer Duct Cages**

Management had sent all owners the information of a vent cleaning service that would work on the building, cleaning the dryer vents is the responsibility of each individual unit owner. The contractor would be willing to give bulk pricing if enough unit owners contacted him regarding this issue, the Board stressed the importance of this and hoped that the owners would reach out and have this taken care of before it became a fire hazard.

**Richard Dowdy motioned to hold a special Board of Directors meeting 11 days from the date the Towing Policy Resolution is distributed to the owners to make a decision regarding the enforcement of the said policy, seconded by David McIntosh, all in favor.**

**8. ADJOURNMENT: Steven Nesman made a motion to adjourn the meeting. David McIntosh seconded the motion and the meeting was adjourned at 3:37 pm.**

Respectfully Submitted  
FirstService Residential

<p>BOARD SIGNATURE BOX</p> <p>David McIntosh _____</p> <p>Johnny Parker _____</p> <p>Thomas Hildebrandt _____</p> <p>Richard Dowdy _____</p> <p>Steven Nesman _____</p>
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