**BOARD OF DIRECTORS MEETING FOR AQUAVISTA**

**OF PANAMA CITY BEACH FLORIDA**

**NOVEMBER 28, 2016**

**CALL TO ORDER** - Gene Christian called the meeting to order at 4:02 p.m.

**CALLING OF ROLL AND DETERMINATION OF A QUORUM** - Board members participated in person or on a conference bridge that was established. Gene Christian and Jerry Carpenter were in Aquavista’s Owner’s lounge while Julie Hile, Laura Mohr and Richard Dowdy attended by conference bridge.

**PROOF OF NOTICE OF MEETING -** Confirmation was given by Scott Whittemore, CAM with First Service Residential that proof of notice was posted and designated by the Florida statue for the posting of such notice in accordance with the governing documents and statutory requirements. On November 23rd meeting notice was posted in the announcement box and distributed by email by Gene Christian.

**Two Owners attended the meeting in person and two were present on the conference call.**

**POOL STATUS** - An update regarding the recent issues regarding the pool heater and the response provided by pool contractor Field Day was provided by Scott Whittemore. Himber, President of Field Day was also present during this meeting. He provide an overview of the challenges his business faces in labor and parts acquisition. He apologized for the level of service provided and would be responsive in the future. The Board decided not to take any action regarding the contract with Field Day and continue to monitor this situation for 90 days since this contract would end in February 2017.

**ROOF PROJECT** - Scott Whittemore provided an update on the Mansard roof project and that the roof was approximately 60% completed. Work stoppage had occurred on 11/28 because of the weather, this may continue throughout the week delaying the project. Scott will also provide monthly updates of the projects underway for Aquavista for the next BOD meeting.

Scott informed the Board the new board members will receive a form to be completed certifying that the association documents have been reviewed. In addition, a training class will be available in early 2017 by First Service Residential. More information to follow.

**President’s Report**- GACO western did repair and correct the bubbles on the roof. BP Claim was executed. The attorneys were notified to review fees in connection with BP claim (Am I missing something here)

**Treasures Report** - FSR management invoice is currently under review. Scheduling meeting with Gordon Breen to discuss.

**Renter’s Committee** - Need to better understand how many units rent. Chris provided notes

**Owner’s Lounge** - Developed three potential options on renovation plan based on cost (low, medium and high). Meeting schedule in January to review plans and associated functionality.

**Rules Committee** - Have not met to date. Gene provided guidance that the committee can move forward should they need legal advice. Robert to identify rules and boundaries. Gene to follow up with Robert.

**Owner’s Comments** - Do what is needed for maintenance.

Discussion and possible action to adopt the proposed Budget and Reserve Schedule for Aquavista for the period of January 1, 2017 to December 31, 2017 as provided to the members of the Association by mail 30 days prior to today’s date was **unanimously approved**

Discussion and possible action to award and execute contract with Tipton, Marler, Garner & Chastain for 2016 Audit and Tax preparation for 2016 was **unanimously approved**

Discussion and possible action award and execute agreement for insurance coverage for Aquavista with Acentria, Inc. for D&O, Umbrella, EDP, Property and General Liability policies was **unanimously approved**

Discussion and possible action concerning pool service contract and consideration of giving 30 day notice of termination to Field Day Pool Services **No Action Taken**

Discussion and possible action to solicit bids for beach service contract for Aquavista for 2017 **unanimously approved**

**By consensus of the Board, adjournment of meeting was at 5:30pm**