

**BOARD OF DIRECTORS MEETING FOR AQUAVISTA
OF PANAMA CITY BEACH FLORIDA
MAY 27TH 2016**

1. **CALL TO ORDER**- Gene Christian called the meeting to order at 3:02 p.m.
2. **CALLING OF ROLL AND DETERMINATION OF A QUORUM**- Board members participated by call in in which Gene Christian , Chris Prue, and Jerry Carpenter were present on the phone and established quorum at 3:06 p.m.
3. **PROOF OF NOTICE OF MEETING**- Confirmation was given by Rickey Turner CAM with First Service Residential that a proof of notice was posted and designated by the Florida statute for the posting of such notice in accordance with the governing documents and statutory requirements. May 24th 2016 posted in announcement box and distributed by email by Gene Christian.
4. **9 owners attended the meeting in person and 4 owners where present by conference call.**
5. **Motion was made to approve Past minutes from April 22nd 2016 Chris Prue motioned and Jerry Carpenter 2nd the motion. Minutes were approved by the Board of Directors.**
- A. **REPORT RESPONSE TO DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION COMPLAINT.** Aqua Vista has responded to the complaint and sent the needed information minus the FAQ sheet. It has been updated and sent to the Board for approval then it will be sent to the needed party to complete the information request complaint. DBPR felt that we did our due diligence and the complaint has been closed.
- B. **TREASURER'S REPORT- The audit/tax for 2015 has been posted on the web site and the 2016 Audit has been posted to the Web Site also.**
- C. **MANAGEMENT REPORT FROM RICKEY TURNER WITH FIRST SERVICE RESIDENTIAL. These are some issues that I have found doing a walk thru of the property that I wanted to bring to the BOD/Association's attention.**
 - a) ROOFING ISSUE NEEDS TO BE ADDRESSED/GUTTER ISSUES ALSO. NEED TO GET COMPETITIVE BIDS FOR THIS PROJECT.
 - b) PAINT/MILDEW ISSUES. NEED TO GET COMPETITIVE BIDS FOR THIS PROJECT ALSO.
 - c) PIPES ARE VERY OLD ON THE PROPERTY AND ARE IN NEED OF UPDATING. A LOT OF LEAKS ON THE PROPERTY.
 - d) WALK WAY LIGHTS ON THE FLOORS NEED TO BE A LOWER WATTAGE DUE TO LIGHT SHINNING INSIDE THE OWNERS UNITS.
 - e) LATTICE NEEDS TO BE PUT AROUND THE STAIR CASE ON THE WEST END OF THE POOL DECK. LITTLE CHILDREN COULD HURT THEMSELVES RUNNING AROUND IT.
 - f) THE BACK FILL HOLE ACCESS ON THE EAST END OF POOL DECK NEEDS TO HAVE A DOOR WITH A LATCH AND LOCK ON IT SO THAT IT IS NOT ACCESSABLE TO UNAUTHORIZED PEOPLE.
 - g) POOL DRAIN COVERS ARE OUT OF CODE AND NEED TO BE REPLACED.
 - h) CLOCK ON THE POOL DECK IS NOT WORKING AND BY LAW YOU MUST HAVE ONE ON THE POOL DECK THAT IS OPERATIONAL.
 - i) MAINTANENCE ROOM DOORS ARE RUSTING OUT AND NEED TO BE REPLACED.

- j) SOME OF THE METAL GATE ON THE BACK SIDE OF THE PARKING LOT AREA HAVE BEEN HIT BY CARS AND NEED REPLACING.
- k) HANDICAP CHAIR LIFT FOR THE POOL AND HOT TUB- NEED TO CHECK FOR THE DATES THAT THE STATE IS REQUIRING EVERYONE TO INSTALL THESE.
- l) GARBAGE SHOOT AREA'S NEED TO BE CLOSED WHEN THE AREA IS NOT BEING USED BY EMPLOYEE'S. COULD BE A HAZARD IF SOMEONE IS HIT WITH SOMETHING COMING DOWN THE PIPE.
- m) WEST END GATE/WALL LIGHT BENT AND MAY NOT WORK/ NEED TO INSPECT ALL OF THE LIGHTS TO SEE IF THEY WORK OR NOT.
- n) EMERGENCY LIGHT ON THE WEST END BUILDING ON THE EAST END OF IT BY THE POOL IS NOT OPERATIONAL.
- o) HANDRAILS AROUND THE PROPERTY ARE MISSING THE END CAPS FOR THEM AND NEED TO BE ADDRESSED.
- p) NEED TO INSPECT WATER INTRUSION REPORTS IN THE UNITS. HAVE HAD COMPLAINTS FROM 805 EAST, 806 EAST, 206 EAST, 203 EAST, 403? EAST, 801 WEST. 706 EAST AND WEST
- q) NEED TO ADDRESS ANY FAULTY WORK /PROBLEMS THAT CEC/VALCOURT DID WITH CONCRETE AND PAINT REPAIRS.
- r) NEED TO COME TO AGREEMENT ON AN ENGINEER TO USE FOR THE ROOFING PROJECT.
- s) 701 EAST AND A FEW OTHER AREAS HAD PATCH WORK DONE THAT LOOKS TO BE NOT ADHERING RIGHT TO THE CONCRETE. BOARD PRES. IS HAVING THE COMPANY THAT DID THE JOB COME BACK BECAUSE OF WARRANTY THAT THEY HAVE.

6. REPORT ON STAFFING DECISIONS FOR AQUAVISTA

We have decided to keep both maintenance staff already employed with Aqua Vista that have been working with Gulf View Properties. Gary has already accepted the offer and will be definitely staying on. Rickey Turner and Gordon Breen will be sitting down with Charles Howe to see if he will accept the offer and stay on or be leaving Aqua Vista.

7. OWNERS COMMENTS

A few couple of owners had questions about CAM hours on site. What are some of the benefits of FirstService Residential vs. Gulf View Properties. Rickey Turner Explained the hours he would be on site and the benefits of having First Service Residential managing the property for the portal system for owners to the accounting team and staff at our disposal.

Also owners wanted to report that the East Building railing paint is coming off .

Kathy Silver had questions about Minutes not being posted and late “which I assured her they would be done in a timely manner. She also brought up a concern about the bills being paid on time. I explained how First Service Residential processed billing and the way that they are paid and that I watch out for invoices every day and get them paid. She also had a concern about past due assessments on units and how we deal with collecting them which I explained. Also wanted an update on the roofing project. She was informed that the roof is still on schedule for September, October start date. Questions about cash flow problems if any. Rental of the office space and how much we would charge and what would the money go towards if so.

Johnny Parker- asked if Gulf View Properties is holding information from First Service Residential should we just hold payment. Also how the BP is claim coming along and are we happy with the performance of Mr. Burke the lawyer handling the claim?

Some topics other topics brought up to address at a later time

- Rules and Regulations sheet being made up.
- Signs on property for returning luggage carts to the parking lot area
- Also will there be an increase in the frequency of the Security during the summer season.

NEW BUSINESS –

1. Discussion and possible action to ratify agreement to repair and replace the Spa Heater by Field Day Pools. **THEY MADE REPAIR /PAID BILL Chris Prue motioned to pay Jerry Carpenter 2nd the motion. Passed and bill will be paid**
2. Discussion and possible action on claim for water damages by Owner Eric James- Unit 805E. **REPAIRS TO MOLD DUE TO WATER INTRUSION. \$800.00 of the bill he is wanting the Association to pick up which was agreed to do. Chris Prue motioned to pay it and Jerry Carpenter 2nd the motion “Passed” to pay.**
3. Discussion and possible action on claim for water damages by Owner Carolyn Levio - Unit 206E- **Carolyn was on the phone via conference call and said that she has a bill for \$550.00 for repairs from water intrusion. The board has not received an invoice for this work so they made a motion to table this issue till they receive it. Gene Christian motioned to table it and Jerry Carpenter 2nd the motion to table. The motion to table was approved.**
4. Discussion and possible action on addendum to Agreement with FirstService Residential for management services contract to provide for 2 full-time maintenance personnel. **Chris Prue motioned to approve and Jerry Carpenter 2nd -passed**
5. Discussion and possible action for execution of agreement with Valcourt to allow Warranty work on spalling project and agreement for costs of any additional repairs. Necessary beyond the required warranty work. **Chris Prue motioned to approve the work needing to be done and Jerry Carpenter 2nd the motion to approve. Passed**

6. Discussion and possible action on completing the transition processes with GulfView Properties including the transfer of all property, records and payments, removal of signage, etc.— **Jerry Carpenter motioned to remove Gulf View Signage. Chris Prue 2nd that motion to remove signage.**
7. Discussion and possible action on Aquavista pending BP Claim and request for Additional information from Counsel, Mike Burk. **NO Action taken will leave as is until they can address this issue further.**
8. Discussion and possible action on listing current office space for rent with agent including details of space- Parking spaces available for use, Signage allowed, requested duties and Square Footage.—**Board agreed to put the word out about the office space rental opportunity. Need to take action soon. Jerry Carpenter motioned to go ahead and seek out possible tenants and Chris Prue 2nd that motion to approve to rent out office space.**

ADJOURNMENT – Gene Christian motioned to adjourn the meeting and Chris Prue 2nd that motion. Meeting was adjourned at 4:49 p.m. cst