



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

## Board of Directors Meeting

November 12, 2014 After Budget Workshop

- 1) Call to Order – The meeting was called to order by Mr. Grugin at 6:05 P.M. CST
- 2) Calling of roll – Roll was called. Present at the meeting were:

Richard Armbruster	Unit 606W	President
Tom Czczil	Unit 805W	Vice President
Jack Grugin	Unit 502W	Treasurer
Michael Gardner	Unit 303E	Secretary
Julie Hile	Unit 305E	Directory at Large

Also present at the meeting from GulfView Properties Management Company was Charlie Allen & Debbie Flemings.

- 3) Proof of Notice of Meeting – Proof of Notice was established; notice was posted on property Monday, November 10, 2014, accomplished in accordance with bylaw and statutory requirements.
- 4) Old Business
  - a. No old business was discussed.
- 5) New Business
  - a. Spalling Contract Work Change Orders – Mr. Armbruster discussed the spalling project. Motion was made by Mr. Armbruster and seconded by Mr. Grugin to add the additional listed concrete repair items. Cost is ~\$12,500. Mr. Armbruster, Mr. Czczil, Mr. Gardner and Mr. Grugin voted yes. Ms. Hile voted no. Motion passed.
  - b. Garage/Pipe Painting – Mr. Armbruster discussed the painting of the pipes and the garage in the garage area. The Association has bids for less than \$50k. Motion was made by Mr. Czczil and seconded by Mr. Gardner to approve the bid for the painting of the garage and pipes. All yes, motion passed.
  - c. Prioritize items/issues to address and complete in 2015 – Mr. Gardner is going to record the items for 2015: garage paint, pool restrooms, volley ball net and rental, fix roof drains, fire pump mount, opt out of the 2016 sprinkler requirements, kone elevators need wind protection, balcony rail painting, mansards repair, secure under garage, front beach road left turn, review of reserve study, use LED bulbs for lighting, replace missing windows in stairwells, trash shoot doors, elevator flooring, painting outside doors, housekeeping/landscaping, circuit breaker boxes rust protection,

Note: These minutes have been approved by the BODs as of 02/14/2015.



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

mailboxes, storage door replacements, maintenance/pump room doors, paint unit doors, pool edge, approval of document changes, entrance concrete, metal brackets for owners lounge, A.C. unit by office needs to be enclosed and by hot tub, signage, timely notice to owners, bids for end of the year financials, review of bids by the board above \$5k, annual calendar for deadlines, expense reimbursement policy, video conferencing, drill drain holes in plastic carts, purchase two more carts, emergency plan for Aquavista, 2<sup>nd</sup> board member for signing checks, cell phones for maintenance, emails, test emergency phones, detail P&L each month, insurance policies review, add monthly management reports, mansards warrant, permission from owners to publish their emails, plans to protest pipes from freezing, rugs in pool side bathrooms.

Mr. Grugin will be in charge of the financial committee.

Mr. Gardner will be in charge of the beatification committee.

Ms. Hile will be in charge of documentation and research committee.

Mr. Czczil will be in charge of maintenance and preventive maintenance committee.

- d. Board Meeting Dates for 2015 – December 18<sup>th</sup> will be the approval of the budget for FY15. Motion by Mr. Armbruster and seconded by Mr. Czczil to have the board meeting will be every two months, second Saturday @ 9:00 A.M. starting in February. All yes, motion passed.

- 6) Adjournment – Motion was made by Mr. Armbruster and seconded by Mr. Gardner to adjourn the meeting at 7:41 P.M. All yes, motion passed.