



CONDOMINIUMS

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

Date: Monday, July 1, 2019
Time: 4:00 PM CST
Place: Aquavista Owners Clubhouse
17155 Front Beach Rd
Panama City Beach, FL 32413

1. **CALLING OF THE ROLL:** A quorum was established with the following Board members present; Gene Christian, Johnny Parker, Steve Nesman and Thomas Hildebrandt. Dave McIntosh was absent. Homeowner's present: Lou Christian, Cindy Parker, David & Julia Bryant and Bill & Betsy Hardacre, Pam Spooner, Kathy Silver via telephone. The meeting was called to order at 4:01 pm by President, Gene Christian.
2. **PROOF OF NOTICE OF MEETING:** Martha confirmed the proper posting of the Notice of the Meeting
3. **READING AND DISPOSITION OF PREVIOUS MINUTES:** Johnny Parker made a motion to accept the previous meeting minutes as submitted. Steve Nesman seconded the motion and the motion carried.
4. **REPORT OF OFFICERS, COMMITTEES, CAM AND OWNERS**
 - a. Update from YPA on Hurricane Michael Building Inspections: Wes Dillon reviewed the letter received from Applied Engineering & Technology dated 6/3/19. Wes summarized the findings be favorable for the Association to include roof replacement and partial exterior "patching" and some interior dry wall replacement. In Wes' opinion regarding the windows and doors based on GCI findings is that there is some window and door damage related to Hurricane Michael and will continue to press this issue for coverage. Wes contacted Affinity and Bagby regarding potential damage from the hurricane and Bagby stated the 2 center Bagby elevators did not sustain any damage however Affinity confirmed that the Kone elevators did suffer water intrusion as a result of the storm. He will clarify that the signage and garage doors were affected as well.
 - b. **Update from Parking Committee meeting on 6/26/19:** Martha Abt gave a summary of the Parking Committee meeting on 6/26/19 which focused mainly on the **parking rule** to be enforced based on the language in the Association documents. Every vehicle **MUST** have either an "Owners Sticker" or guest parking permit issued by the rental management company or the individual VRBO owner depicting the check in/check out dates, unit number and cell phone number. Gene, Lou, Martha and maintenance staff will continue to issue parking permits via the Aquavistapcb.org website until the parking permit and limitations are finalized by the Board of Directors.
 - c. **2018 Audit Report: Gene reviewed the 2018 preliminary audit.** Gene asked for question regarding the audit and there was none. The audit will be posted to the Aquavista website.
 - d. **Owner's Comments:** Question regarding the exterior Aquavista signage. Lou emailed Martha the quote for the sign. Units 202E/302E leak was discussed and noted that Peaden had been dispatched for the issue. Martha will follow up and let Kathy Silver know the result.

BUSINESS ITEMS

- 5. Discussion and possible action on AC unit replacement for Clubhouse:** After review of the three quotes received (KDH, Mill's and System Services) the Board agreed to wait on the unit replacements. The opinion of the Board is that the additional cost of a "coastal" unit did not offer any additional warranty and Johnny Parker made a motion to accept the KDH bid for two 2.5-ton non-coastal straight cooling systems for \$1600.00 each at which time it becomes necessary to replace them for the owner's clubhouse and the 3-ton unit for the vending/office area. Thomas Hildebrandt seconded the motion and the motion carried. We will evaluate the actual unit size that will be required for the vending/office area.
- 6. Discussion and possible action on repairs to East End of East Tower and review of proposals and selection of vendor to do repairs.** The question was asked earlier in the meeting and Wes Dillon agreed that if there are any "life and safety" issues then we will need immediate repair to the south facing east wall. After discussing, the Board agreed to wait for the complete report from the insurance inspection before moving forward with a partial building repair; thus, we can combine the east wall with the total building repairs from the hurricane for a better rate. A second quote was received from Williams Stucco, the DKI subcontractor, for the repair and the Board reviewed it. It was stated that Valcourt came out but said they will require an engineer to scope out the work. We need to start lining up interviews with General Contractors. Johnny Parker made a motion to wait for the opinion and report from the insurance company before moving forward with the south facing east wall repair. Stephen Nesman seconded the motion the motion passed.
- 7. Discussion and possible action on Maintenance Staff and shift options for holiday week:** It was discussed that the maintenance staff will begin a "split shift" for the week of 4th of July. Gary will work 7:00 – 1:30 and Jae will work 1:30 – 10:00. Security will also cover the whole week rather than just Thursday, Friday and Saturday. The Board addressed the 14-day unpaid vacation time that Jae (John Slattery) took during the month of June and that FSR will need to adjust the Maintenance billing accordingly. Gary covered Monday and Tuesdays for a limited amount of time each day to complete only necessary daily task during Jae's absence. The question of "dependability" was asked regarding maintenance staff as well as work performance and ethics. The Board agreed to leave the staffing/personnel matters with FSR.
- 8. ADJOURNMENT:** Johnny Parker made a motion to adjourn and Stephen Nesman seconded the motion. The meeting was adjourned at 7:44pm.