



AQUAVISTA OF PANAMA CITY BEACH OWNERS ASSOCIATION, INC
2017 BOARD OF DIRECTORS MEETING
March 1, 2018, 4:00 PM CT
17155 Front Beach Road, Clubhouse
Panama City Beach, FL 32413

BOARD MEMBERS PRESENT OR ON THE PHONE: Gene Christian, Dave McIntosh, Johnny Parker, Laura Mohr, Jerry Carpenter

FIRSTSERVICE RESIDENTIAL: Scott Whittemore, Property Manager

1. Mr. Christian called the meeting to order at 4:00 p.m.
2. Roll and Determination of a quorum – established with all Board members present or on the phone.
3. Proof of Posting of Notice – posted and mailed in accordance with Florida Statutes.
4. Approval of Minutes of previous Meeting, BOD meeting March 1, 2018, – **Dave moved to approve the Minutes of the March 1, 2018, meeting with one change, it was seconded, and passed with unanimous approval.**
5. Reports of Officers, Committees, Owners and Management

Report of CAM- Scott Whittemore – Scott reported that the office renovation is complete and that leaks are still an issue. He also reported that roof patching is continuing and that the Mansard roof has been cleaned and inspected.

Mr. Christian reported on review of the FSR contract and noted it comes up for renewal the end of May. He asked that anyone with concerns please send them to a Board member as soon as possible. As for the update on the Audit, a report will be available shortly. The Rental Office is now occupied by Jennifer as of the first of this month and asked that all stop by and welcome her. Mr.

Christian also reported that there are eighteen cases of tile leftover from re-tiling projects that could possibly be utilized in other spaces or could be sold. **Johnny moved to keep one box of the tile and sell the other 17, it was seconded and passed with unanimous approval. Johnny will come up with a fair price per box.**

Laura gave the Treasurer's report and noted that RestoreOne invoices have stopped coming in. A brief discussion on the credit card and possible credit implications followed.

6. Presentation on possible parking decal dispensing system for Aquavista- ParkingBoxx Representative. Mr. Christian explained that this is an onsite kiosk set up to pay for parking. ParkingBoxx representative, Steven, explained the process and noted that changes can be easily made and recognizes credit cards. This process requires a base unit as well as a cloud. He also explained the set up and monthly charges. Steven shared that three units are currently installed for the City of Panama City Beach on Gulf Boulevard and also that he could set up a demo if required. Owners and their guests would not be charged.
7. Discussion and possible action on repairs for water well system for car wash stations and beach shower system – The small well is not functioning, and the second well was repaired. The question arose, should the small well be repaired to use as a car wash/shower system. **Johnny moved to spend the \$1,030.00 to repair the small well, the motion was seconded and passed with unanimous approval.**
8. Discussion and possible action on requesting bids for the repair, replacement or removal of the windows and stucco on the East End of the East Tower for the 6 stack condos. All options are being considered from repair to removal of end windows totally. Removal of the windows would require a material change vote of the owners. It was agreed to obtain three bids. One; replace as is, two; remove all and re-stucco, three; remove/replace just the glass. It was also agreed to get the owners' preferences, as well as determine what the Association's monetary obligation would be. **Jerry moved to obtain the three bids as noted, the motion was seconded and passed unanimously.**
9. Discussion and possible action on maintenance work for the flat portions of the Tower Roofs including resealing or new top coat application – The issue on this is the expense of the product. This was last done in 2010. **Jerry moved to approve the purchase of enough product to cover one tower and that does not violate the warranty, the motion was seconded, and pass with unanimous approval.**
10. Discussion and possible action on request for additional bids for replacement of landscaping in the front of the complex and the interior

beds of Aquavista. One proposal with pricing was attached as reference – the question is does the Association obtain additional bids. After discussion, **Laura moved for Johnny to obtain further bids for landscaping, Jerry seconded the motion, and it passed unanimously.**

11. Discussion and possible action on collection efforts including freezing of voting rights, request for lien or to begin foreclosure process on delinquent payments of association dues for Condo Units 801W and 705W. Mr. Christian requested permission to go to the attorney to collect \$4,168.00 for unit 801W, and \$5837.00 for unit 705W and file liens to foreclose. **Laura moved to go forward with attorneys to collect these amount along with liens to foreclose and appropriate actions, the motion was seconded and passed with unanimous approval.**

12. Adjournment

By consensus of the Board, the meeting adjourned at approximately 6:00 p.m.

FirstService Residential
/liz