



**BELLA
VISTA**

Bella Vista Condominium, Inc.

2515 S. Atlantic Avenue

Daytona Beach Shores, FL 32118

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Annual Owners Meeting

Day: Saturday March 19, 2022

Time: 10:00 am.

Location: Club Room, 2515 S. Atlantic Ave., Daytona Beach Shores, FL

Agenda

- I. Call to Order
- II. Calling of Roll
- III. Reading/Approval of previous minutes
 - Tabulators to verify proper certification of proxies
 - Tabulators to verify and count votes
 - Announcement of 2022-2023 Board of Directors
- IV. Manager's Report-Wes
- V. Adjournment

Organizational Board Meeting

(To Be Held After Adjournment of Owners Meeting)

- I. Determination of Officers
- II. Establish Quorum
- III. Election of Officers
- IV. Adjournment

You will be able to attend the meeting via Zoom. An invite to the Zoom meeting will be emailed to all Owners. Please confirm your email address with Wes if you have not been receiving his Emails.



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MINUTES

Annual Membership Meeting

March 19th 2022

Having been duly noticed and posted no less than 14 days in advance the March 19th 2022, Annual Meeting of the Members of Bella Vista Condominium was called to order at 10:00 AM by Michael Pilog, President.

Board members present in person were Michael Pilog, President, Joni Zindell, Vice President, and Jim Aten, Treasurer. Attending virtually were Dorothy Retzke, Secretary and Amy Watts, Director. Wes Walker C.A.M. for the association was present in person.

A motion was made by Michael and second by Joni to approve and dispense with the reading of the previous minutes. The motion was carried unanimously.

Michael introduced the Florida State ombudsman, Chuck Allen, who was attending to oversee the annual Board of Directors election process. Mr. Allen asked for several owners, not associated with any candidate, to assist in the counting and verification of all signatures, proxies, and ballots.

The following owners volunteered to assist in the tabulation:

Sharon Clark - Unit 907

Jim Furlong - Unit 704

Doug Littleton - Unit 201

Domenico Miceli - Unit 410

While the election process took place the meeting continued with Wes Walker providing the Manager's Report on completed projects since the last annual meeting as well as projects currently underway. He also provided updates relating to ongoing maintenance at Bella Vista. The Manager's Report will be posted on the Bella Vista website.

Michael discussed the creation of an area in the lower garage that will be made available for all golf cart parking. Additional, new bike racks are being installed in the northeast and northwest area of the upper garage. The bikes currently in the south portion of the lower garage will be relocated to the new bike racks.

Once this is completed all golf carts will be required to park in the newly created location or current locations allocated for golf carts only. Golf carts will no longer be permitted to be parked in any other location which includes both "free" spaces as well as owners' deeded parking spots unless the owner has no personal vehicles parked in either of the garage or has a tandem parking space which does not take away a parking space.

The meeting was called to recess at approximately 10:45 am while the election ballots were tallied.

At approximately 11:15 the meeting reconvened for the elections results which were presented by Mr. Allen the ombudsman election monitor.

The following results were announced as the results for the 2022 -2023 elections:

Jim Aten - 54 Votes

David Doring - 17 votes

Val Koster - 8 votes

Andy Kreiger - 17 votes

Mark Mino - 16 votes

Michael Pulong - 57 votes

Dorothy Retzke - 47 votes

Bill Sutter - 13 votes

Chris Tiberi - 16 votes

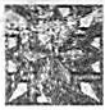
Bud VerFaillie - 28 votes

Amy Watts - 28 votes

Joni Zendell - 53 votes

Total ballots received and counted - 74 ballots

The meeting was adjourned at approximately 11:30 am



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Manager's Report for Annual Member's Meeting – 3/19/2022

ADMINISTRATIVE

Units sold last year & this year to date

- 306 - \$740,000
- 309 - \$585,000
- 402 - \$749,000
- 502 - \$687,588
- 603 - \$610,000
- 701 - \$ 678,750
- 709 - \$551,000
- 1002- \$850,000
- 1003 - \$825,000
- 1102 - \$745,000

PROJECTS COMPLETED LAST YEAR & THIS YEAR TO DATE

- Remove old and installed new deck coating at second floor
- Clean Barrel tile roof over main entry to Building
- **Prepped and Painted common area doors on walkways, trash rooms, electrical rooms, mechanical rooms and stair doors.**
- **Landscaping**
 - East of Spa, removed all the sea oats and other plantings and installed new mulch and Arbor cola bushes
 - West of Spa, removed all bushes and other plants and mulch and prepped area for new mulch and new planting
 - West side of building at planting Beds, installed new brown mulch.
 - Building entry, planted new bushes and installed fresh rock at beds on west side of drive
 - Inspect and repair or replace irrigation line as needed
- Installed new brighter lighting in first floor corridors
- Installed new brighter lighting on all walkway 2nd through 11th floors
- Installed new light fixtures and lighting at drive thru, at the fountain and at the courtyard.
- Touch up walls in lobby area.
- Installed clear plastic Corner Guards at first floor Elevators
- Installed new Shower by spa
- Installed new spa heater

- Replacement of Radiator for the emergency generator.
- Bought Roof top exhaust fans & dryer fans as inventory for replacement of the Roof top equipment as needed. Will & Chris Installed fans as needed.
- Installed additional lighting in upper garage on the north west side
- Install new bike rack at upper garage North West corner area.
- Installed new lighting in the fountain
- Preparing fountain on west side for new Glass tile installation.

RESERVE PROJECTS for consideration in 2022

- Replace decaying wood trellis located to the north and south of the front entrance at the second floor.
- Elevators – Clean down all shafts, all rusting metal, elevator tops, door adjustments, etc.
- Flood Insurance – Survey and obtain Elevation Certificates
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Contractors & municipal – Regular, quarterly or annual inspections and Maintenance

- Insurance Offices of America – Insurance Agent
- GW Systems - Fire alarm annual inspection & repairs as needed
- Master Craft - Fire sprinkler annual and quarterly inspections & repairs as needed
- Master Craft - Back flow devices and fire Hydrant annual inspection and service
- Advanced Generators - Fire pump & Generator quarterly & yearly inspections and service
- Pye-Barker fire extinguisher – Fire Extinguishers yearly inspection and service
- Massey Services –Lawn Pest control, fertilizer & Termite annual inspection and treatment
- Globe exterminators – Building interior pest control
- Clifton Landscaping – lawn mowing and landscape trimming
- Kone Elevator – Service Contract, Annual inspection & elevator service
- Daytona Beach Shores - Fire Department annual inspection
- Volusia County HRS – Periodic Pool and spa inspections
- Dynafire – Fire alarm system monitoring
- Blue Ribbon - Pool and spa (3) times weekly service and maintenance of pool and spa
- Angel Care – Cleaning of Common areas (3) times a week, fixed glass at clubroom and entry storefront doors
- Lloyd's exercise equipment – quarterly inspection of equipment & equipment repair
- Perry's pump service – Biannual inspection of the domestic Booster pumps
- Palms only – Trimming palms
- Weston and Gregory – Annual Audit
- David Doolittle – Accounting
- Daniel Webster – Attorney

Contractors – Repairs, replacements & service

- Greens A/C
 - Inspected & Serviced AC systems for common areas.
 - Serviced & Cleaned the ice machine
- Blue ribbon – Services pool and spa (3) times a week
 - Repairs and replacement of equipment
 - Replace cartridge filter in spa equipment
- Massey Services – Pest and lawn treatment
- CMS Plumbing –Gas heater Service at pool and spa
- Magic Garage Door – New garage doors and Miscellaneous work on the garage doors and controls
- Lloyd's Exercise Equipment
 - quarterly inspections
 - Fitness wipes
 - Repairs
- Perry pump service – domestic water pump inspection and repairs
- God Father's Security - Security Camera – Service & Replace Cameras as needed

- Master Craft Plumbing and Fire sprinkler
 - quarterly inspection of the fire sprinkler systems required by Code
- Clifton Landscaping – in addition to the weekly maintenance
 - Cuts down, trims & Cleans up the landscaping
- Kone elevators – elevator service
 - Replaced damaged equipment and services down elevators
- G W Systems –
 - Annual fire alarm testing and repair and/or replacement of a few devices
 - Reconnect duct detector to AHU & replaced bad module & control device
 - Provided bases and Addressable Photoelectric Sensors for installation by Will as needed
- ET&T distributors – Umbrella and parts & Frames

MAINTENANCE BY OUR STAFF – Will and Chris

Daily Routine cleaning and maintenance items –

Examples of maintenance work & projects - performed by our maintenance staff since our last Budget meeting

- **North Easterns, Tropical Storms and Hurricanes (none this year so far)**
 - Remove to garage or anchored down all exterior pool furniture, trash cans, etc. when needed.
 - Hurricane - Check all units and remove furniture from balconies and placed towels etc. in units with owners not here.
 - Check operation of all Pumps in lower garage
 - Will stayed on Property during storms for damage control and the continued operation of the facility systems.
- **Electrical & lighting**
 - Repaired the hanging light and wall lights at the entry canopy
 - Replaced strobe lights on the walkways – fire alarm system
 - Replaced lights in the fountain
 - Walkway Lights – continued to Clean repair and paint as needed the wall fixtures
 - Turned off some of the visible landscape lighting during turtle season to comply with County
 - Frequently Fix and repair Landscape lighting
 - Repair and or replace site and building light fixtures and ballast as needed
 - Programed garage door remotes
 - **Replaced bulbs**
 - Stairwells
 - Fitness center
 - Billiard room
 - Clubroom
 - 1st floor corridors
 - Walkways
 - Lighting at north dog walk
 - exit lights
 - Replaced bulbs in lobby Chandelier
 - Etc.
- **Equipment (replace or repair)**
 - Replace and or service the exhaust fan in the upper garage and lower garage
 - Garage CO2 exhaust Fan system...
 - Replaced a fan in the lower garage - rusted & fan not operating at 100%.
 - Have two fans to be replaced now
 - Upper garage – Test and makes sure the exhaust fans are operational
 - Roof top exhaust fans – continue to replace as needed:
 - Dryer Exhaust fans with New fans
 - Fan motors In other Dryer exhaust fans
 - Kitchen exhaust fans
 - Motors in bath and kitchen exhaust fans as needed
 - Drive belts as needed
 - Rubricate the dryer roof top fan bearings
 - Fire pits – Replace ignitors as needed. Check weekly to make sure operational

- Generator & Fire pump – Monitor during their run cycles
- Lower garage sump pumps – Inspect, maintain & clean out the pit and the pumps
- Lower garage entry trench and pumps – Continue to maintain & clean out the trench and the grate on the pumps
- Fountain pump – Replace light fixtures also repair or replace pump as needed
- Prepared for Fire Department Annual Inspection
 - operation of all stair, exit doors and fire rated doors
 - operation of all exit lighting
 - operation of stairwell fans
 - operation of CO2 sensors in garages to turn on the exhaust fans
 - visual inspection of fire sprinkler system
 - Review of all inspection paper work by Mastercraft fire sprinklers, G & W fire alarm systems, Fire pump and generators, etc.
- **Water & irrigation**
 - Periodically check for running water at toilets and other fixtures to minimize water bills
 - Irrigation system – Check periodically for proper coverage
 - Replaced broken irrigation sprinkler heads, etc.
 - Extended height of heads where required
- **Site Work**
 - **Pool, spa & fountain areas**
 - Service the gate and lockset at the gate to steps.
 - Pool umbrellas – Purchased and installed
 - Pool umbrellas – Replace the pulleys ropes for the umbrellas as needed
 - Shoe Scrubbers – replaced at the beach stairs as needed
 - Tables – wash and maintain
 - Replaced housing for the spa
 - Replaced hose at the beach stairs
 - Fountain – Replaced pump
 - Replaced the spring loaded hinges on the gates
 -
 - **Pressure wash, clean and or bleach – as needed**
 - Pavers at Pool decks
 - Pavers on South side
 - Pavers at dog walk
 - Pavers at west side of building (drives and parking as needed)
 - Stairs to the beach
 - **Garden area**
 - Remove weeds
 - Clean the ground cover
 - Trim plants as needed
 - Water if needed
- **Paint**
 - Walkway Unit Entry doors – Paint as needed
 - Walkway Window sills
 - First floor Common area corridor walls and base – Main lobby
 - Walkway Lights - Black cover
 - Dryer fan enclosures at roof
 - Driveways curbs as needed
 - First floor elevator lobby doors
 - trash room doors
 - Electrical boxes at pool area
 - Elevator lobbies - all (4)
 - Luggage carts – Sanded and repaint as needed
- **Misc. Maintenance and Cleaning**
 - **Walkways**
 - Clean and wash down breezeway floors as needed
 - Remove water after rains
 - Remove cob webs at lights, etc.

- Washed railings and window sills
- Cleaned grease and other spots on floor
- Sheila Shine the elevator doors and frames on all floors
- **Doors**
 - Walkways - Adjusted closures for several of the doors to the electrical rooms, trash chute rooms, stairs, Elevator lobbies and other misc. doors. All passed by the fire inspector
 - Entry lobby doors – correct and adjust issue that occasionally keep doors from shutting and locking properly
 - Fixed main entry door lock
 - Programed remotes for Garage doors
- **Other**
 - Garage – Replace pipe hangers as needed
 - Garages – cleaned out all dryer vents
 - Washed or pressure washed, sweep or blow off & clean ... regularly as needed
 - Courtyard area and entry structure
 - Precast concrete caps and trim at walls
 - Concrete pave
 - Flat roof over drive thru
 - Lower garage floor
 - Upper Garage floor
 - Concrete caps on walkways
 - North Drive
 - Steps to beach
 - Second fir. Terrace
 - Walkways – several times a year...frequently during the rainy season
 - Trash rooms
 - N. Garage entry
 - Railings
 - Grocery carts and luggage carts