

**Bella Vista Condo Association  
Meeting Minutes for 12-15-2022**

Board Members	Present	Not Present
President: Michael Pulong (Michael)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vice President: Joni Zindell (Joni)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Treasurer: James Aten (Jim)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Secretary: Bud Verfaillie (Bud)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Director: Dorothy Retzke (Dorothy)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a Quorum: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		

Meeting Type: Monthly

Agenda:

1. Roll Call was conducted by Michael.
2. Minutes were brought up for approval by Michael. They were approved with some modifications to follow. Second by Jim  
Owner Attendance: by webinar and 13 on-site
3. Finance Update:
  - November numbers were presented by Jim
  - Insurance package was as expected.
  - Special Assessment deposits currently are \$380,000. There is a \$70,000 loan that will be paid back with no interest.
  - Hurricane expenses paid so far are \$239,461.13
4. Property remediation and reconstruction:  
Bud did provide an update.  
Temporary Sea Wall: It is completely finished one week earlier than the projected 4 week estimate. It should provide a formidable protection against high tides including King Tides. One of our contractors has driven part of the beach and it appears that a majority of beach front properties that have been damaged, have not done anything to provide further protection of their shoreline.

Pool Area: the slope has been created on the east side to accept the flowable fill to fill the void underneath the pool underside. Flowable fill is a "watery" version of concrete and will cure to a solid mass. It was delayed as our Engineer wanted to conduct an inspection of the some of the concrete piles.

Property Slope: Ideally the sand used for back fill should be 3 to 1. For every 3' of distance, the elevation can drop by 1'. That is not advisable out of concern that soil erosion caused by rain will accumulate at the bottom of the Trap Bags, thereby potentially compromising the protection integrity of the bags.

We have chosen to back fill at a much steeper slope. There are risks, especially near the hot tub. We have chosen to use more conventional sand bags for that area. Our new property manager, Lisa Campbell was able to find over 50 empty bags at no cost from

Daytona Beach Shores.. We are having Jake Taylor and a small crew fill them with our newly purchased sand and position them by the hot tub.

Engineer Inspection: Our engineer, Jack Adams conducted another inspection to take measurements and observe our property on Dec. 15, 2022. Adams was able to determine that our pool patio elevation is 12' 6" above the beach line. We must still confirm with FDEP final requirements, but it is remotely possible we can increase our permanent seawall height to 12'6" and negate any landscaping walls. This was just discussed late this afternoon as a possible alternative. Original wall height was 10' 6"

Permanent Sea Walls: We have received three verbal quotes today. Bud received all three proposals at 6:45 tonight. These three proposals are from two contractors. Parameter changes by engineer will effect final permanent pricing.

1. Epoxy coated steel sheet piles. Coal Black only is \$738,000. I requested additional cost to increase color selection. Changing colors would require changing the Epoxy coating which will have to be approved by engineer.
2. Composite Sheet Piles \$1,400,000 without back fill.
3. Composite Sheet Piles: \$940,000. Creative approach.

Board will have some assistance in reviewing proposals.

Will have a special meeting just to discuss the results of the proposals including inspections of completed contractor work.

Geo Technical Boring : Determine depth and thickness of Cochina. Will be ordered on Friday.

Topographic Survey: Full survey is not required under the emergency relaxed rules. Will be ordered on Friday. It should be approximately \$2,000. Referrals have been provided by Engineer.

5. Adjourn Meeting: Michael made a motion to adjourn meeting at and second by Joni.