

**Bella Vista Condo Association
Meeting Minutes for 5-25-2022**

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 checked="" type="checkbox"/>	<input type="checkbox"/>

Is there a Quorum: Yes No

Meeting Type: Mthly meeting

1. Roll Call: Michael, Jim, Joni and Bud were present. Dorothy joined shortly after meeting started.
2. Approval of previous minutes: Motion was made by Michael, second by Joni to approve minutes from the 4-21-2022 meeting. Motion was passed by all four members present.

3a. Financials: Jim conducted a brief summary of the financials. It was noted that the water bill was noticeably over budget as result of a car accident which damaged the onsite fire hydrant causing thousands of gallons of water to spew out. There is a pending insurance claim against the owner of the vehicle to get the excess water bill reimbursed.

3b & c. Reserve Funds Study and CD's: There was a Reserve Study completed and the results have not yet been received. The results should provide insight as to how much of a reserve cushion we have and confirmation if our current HOA fees are appropriate. Once the results are received, some of the reserve funds can be invested into CD's to earn higher interest. The process has begun to consolidate some of our accounts to Raymond James & Co. which should be more efficient to our HOA including making CD's available to our non-profit.

4&5 Property Casualty: Michael discussed how unfavorable the insurance climate is in Florida because of the recent claims history. From the 4-21 meeting, Bud stated we had \$1,000,000 of liability coverage and we should inquire to find out how we might increase that amount to further protect the HOA. Michael was able to confirm that we do have additional excess liability coverage of \$15,000,000.

6. Rules and Regulations: There was discussion on the rules and regulations including public discussion for each section.. There was a motion made by Joni to approve all the rules and regs that were discussed up to but not including garage and parking. Bud second the motion. The motion was voted on and approved by the board. The final proof will be available on the website.

7. Garage Door openers: Our current system only hold 60 openers. Any openers that are added above 60 will randomly delete another opener causing a continual addition and subtraction of users. This is not only frustrating to owners, but it is also expensive as Will has to program each opener three times (one for each door). Research was conducted and the Board's recommendation is to purchase an upgraded garage door opener system. The cost for the new system is less than \$1,000. Each owner will purchase an opener or use the system in their car. Each car remote purchased will cost \$42.50.

8. Door replacement- We are still getting replacement proposals. We will first focus on lobby doors near the elevators. We are looking in to have them automated. There was discussion about how durable the doors would be. The auto door opener may help reduce the wear and tear. Bud noted that we should get something in writing from Daytona Beach shores inspection dept to confirm minimum specifications, as we have been receiving conflicting statements.

9. Golf Cart parking- New spaces for golf cart parking were added. There were 6 new spaces in the basement, and 5 new in the garage.

It was suggested we gauge how much electricity a dehumidifier and electric golf cart is using to determine how much we should charge an owner.

10. Inspection- Will give each owner 30-days notice to inspect their units for ways to reduce water consumption and inspect balconies for safety. Our maintenance supervisor, "Will" will conduct that inspection. Any balcony repairs will be completed by a contractor competent in that area.

11. An accomplishment report was discussed listing all the accomplishments since the board took over. You may view a copy on the website.

12. Committees being added or formed:

Discussion was made that only two people volunteered for the various committees. It was also discussed that since we had limited involvement for volunteering that family members of board members could be eligible to volunteer.

It was suggested that we might consider a rules and enforcement committee to enforce the penalties for people who violate them.

It was noted that the owner of unit 706's car was hit in the basement and that the security camera was not working. The board will look into that broken security camera.

13. Rental Committee Update: No update was provided.

14 & 15. Building and Grounds Committee and owner survey: The survey will ask owners to rank 17 items in priority from 1-17 to gauge areas of interest. The result of the survey will assist the board to determine priorities.

The meeting was adjourned at 9:13 PM. Motion by Michael, second by Joni.

The next meeting is scheduled for June 23rd.