

Bella Vista Condominium, Inc.
Board of Director Meeting Minutes
January 24, 2024

MINUTES

The meeting was called to order at 6:00 p.m., by Board President, Michael Pilog.

Michael Pilog, Bud Verfaillie, and Joni Zindell were present in person. James Aten present via the Zoom Platform. Susan Furlong via conference call-in.

Quorum of the Board was established.

32 (32) owners were present in person and via the Zoom Platform, as well as the CAM, Raymond Landry. The meeting sign in sheet is on file with the association.

Approval of Minutes:

On Motion by Joni Zindell, seconded by James Aten, with all in favor, the Board voted to approve the meeting minutes from the November 11, 2023, Board of Annual Budget meeting.

Motion Passed, no opposition.

Financial Update:

James Aten reported on the operating financials for year-end of 2023, there were minimal delinquencies from 2023 and all assessments were paid in full. 2023 Budget line items were reviewed, variances identified within each of them if any, nothing extreme, the 2023 year ended with a surplus of \$16,244.00. 2023 Reserves are where that are to be with the budget year-end. Project for 2024, door replacement, garage decking and First Floor renovation.

FA&A Charter – Jim reviewed the committee’s work in 2023 and thanked them for all their efforts, etc., and reviewed with Sentry Management in place and what Sentry will bring to the property. James motion to move forward with the dissolving of the FA&A Committee, seconded by Michael Pilog, motioned carried, in favor, Michael, James, Jonie and Susan, Bud abstained from voting.

New Business:

Michael presented to the Board updates on the following items: Lobby Garage Door replacements are scheduled for February. Landscaping enhancements and beautification, we will be soliciting bids. Garage Deck Recoating, we will be soliciting bids to resurface once all the construction equipment and work is completed. Sentry Management transition, all residents should have received their packet for assessment processing, if there are any issues please speak with Raymond, or call their customer care number. Michael also presents to the Board and the membership present that a local reputable realtor has contacted the Board to inform us that a resident of Bella Vista has contacted them via email that was disparaging to the community. Within the said email the Board of Directors for Bella Vista, the Board President along with management were mentioned with falsified and slanderous tones in a manner to affect the community, its reputation, and the sales for current and future. Michael informed the community that the letter (email) will be sent to the Associations Attorney for review and any direction for recourse.

Bud Verfaillie rendered his resignation to the Board of Directors effective immediately, January 24, 2024.

Old Business:

Restoration Project update was provided, the project is close to being 100% completed. A punch list was generated and is being addressed. Handrails were ordered for the beach access staircase, the remainder of the fencing for the north dog-park and southside are about 2-3- weeks out. Michael discussed that in March there will be a vote taken on the pergolas “to re-store or to not re-store” them. James noted that once the project is completed, there will be a reconciliation of the books and a report will be available to all the owners.

Managers’ Report:

January’s reports were presented to the Board Members. The report will be posted to the web-portal shortly.

Owners’ Questions/Comments:

The owners’ comments were relating to the dissolving of the FA&A Committee, pergola replacements, adding additional carts to the building inventory, Social Committee, and woman’s luncheon.

The meeting was adjourned at 7:25 p.m., motion made by Michael Pilog to adjourn the meeting, seconded by Susan Furlong no opposition.