

Bella Vista Condominium, Inc.
Board of Director Meeting Minutes
May 24, 2023

MINUTES

The meeting was called to order at 6:09 p.m. by Board President, Michael Pilong.

Michael Pilong, Joni Zindell and Susan Furlong were present in person. James Aten and Bud Verfaillie were present via the Zoom Platform.
Quorum of the Board was established.

Twenty-six (26) owners were present in person, as well as the CAM, Lisa Campbell. The meeting sign in sheet is on file with the association.

Approval of Minutes

On Motion by Michael Pilong, seconded by Susan Furlong, with all in favor, the Board voted to approve the following meeting minutes: March 30, 2023 Organizational Meeting, March 30, 2023, April 1, 2023 and April 18, 2023 Board of Directors Meeting.
Motion Passed.

Financial Update

The financial report, past due monthly assessments and past due special assessment were provided to the board by Jim Aten, as well as an explanation of the shortage in the operating fund.

SBA Loan Update

Michael Pilong advised that the SBA loan was verbally approved for \$750,000.00 at 1.875% interest with no payments due for the first year.

QBE Insurance will save the association approximately \$175,000.00 per year, with a hurricane deductible of 3% annually, not per storm.

Additional Items

On Motion by Michael Pilong, seconded by Susan Furlong, with all in favor, the Board voted to approve Distinguished Development & Contracting, Inc. as the vendor for beach access.
Motion Passed.

Seawall

This was provided by Bud Verfaillie. Wall panels have all been installed, tiebacks are installed, rough grade is completed. There will be trenching around the seawall. The concrete cap will be 30 inches wide by 24 inches in height.

Pool and Pavers

Provided by Michael Pilong. The pool company is currently working on the spa. The Vakpak has been delivered and will be installed.

Outdoor Furniture

On Motion by Susan Furlong, seconded by Joni Zindell, with all in favor, the Board voted to approve having the existing outdoor redone.

Motion Passed.

Electrical

Lisa Campbell provided the board with a bid for electrical work and lighting in the pool area.

On Motion by Joni Zindell, seconded by Susan Furlong, with all in favor, the Board voted to approve Wilson Electric's proposal.

Motion Passed.

Fire Pits and Fencing was tabled**Owners' Questions/Comments**

Owners' comments were relating to office remodel, 1st floor remodel, Trellis, City Beach Access and the social committee.

The meeting was adjourned at 7:55 p.m.