

Bella Vista Condominium, Inc.
Board of Director Meeting Minutes
September 27, 2023

MINUTES

The meeting was called to order at 6:02 p.m., by Board President, Michael Pulong.

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

Quorum of the Board was established.

28 (28) 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.

Michael Pulong introduced the new CAM to the property, Raymond Landry, replacing Lisa Campbell, effective September 18, 2023.

Approval of Minutes:

On Motion by Michael Pulong, seconded by Joni Zindell, with all in favor, the Board voted to approve the meeting minutes from the July 29, 2023, Board of Directors Meeting. Motion Passed, no opposition.

Financial Update:

Jim Aten reported on the financials and discussed as presented for period ending August 2023, special assessments were reviewed there are 10 units delinquent, 2 units of the 10 contacted the office to set up payment arrangements. 2023 Insurance \$165k over budget with increase, insurance reviews for 2024 are being looked at for potential savings prior to the 2024 renewal. Reserve contributions are current for 2023. 2024 Budget work is underway, review 2024 assessments could be averaging \$1,100.00 to \$1,125.00, effective January 1, 2024. A revised reserve study took place for the property, due to items within that became obsolete due to the restorations, review of the draft is underway, the revision was conducted for realistic budget and reserve contributions. Michael presented a summarization of the bidding of insurance 2023-2024 and the obstacles the COA endured to make the move to another carrier.

New Business:

FA&A Charter of the FA&A AD-Hoc Committee was approved, motion made by Michael Pulong to approve the FA&A Charter, seconded by James Aten, all in favor no opposed.

Unfinished Business:

Board of Directors presented to the Membership of Bella Vista an update / summarization of the following items for the Hurricane Damages; Seawall Project, Concrete Cap Color, Gas Meter, Conduit / Fence Lighting, Shower Plumbing, Beach Access, Irrigation, Fencing, Gas Fire Pits, Retaining Wall, Pool Renovation, Paver Drain System, Hydro Compaction, DE Separation Tank, Hot Tub, Landscaping and Grant Monies received. The summarization was emailed to all the residents as well as a hand-out at this Board Meeting. A copy of this summarization will be maintained on-site in the Administration Office and within the Board Packet of September 27,2023.

Managers Report:

September reports were presented to the Board Members, majority of the topics were covered under unfinished business.

Owners' Questions/Comments:

Owners' comments were relating to the special assessment, late fees and interest for delinquent resident accounts, accounts to collections and the process, insurance renewal for 2024, hurricane damage restoration projects.

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

APPROVED