

Bella Vista Condominium, Inc.
Board of Directors Meeting Minutes
June 12, 2024, at 6:00 p.m.

Minutes

The meeting was called to order at 6:00 p.m. by Board President, Michael Pilong. Michael Pilong, Susan Furlong, Joni Zindell, Catherine Zimba were present as well as the CAM, Raymond Landry. James Aten was present via the Zoom platform. The meeting sign in sheet is on file with the association.

Approval of Minutes:

On a motion by Michael Pilong, seconded by Susan, with all in favor, the Board voted to approve the minutes from the March 23, 2024, Board of Directors meeting. Motion Passed, no opposition.

Financial Update:

James Aten reported the financials as of April 2024, \$456,302. Budgeted Expenditures \$464,686, so we are a bit over budget.

New Business:

- a. 2024-2025 Insurance Renewal (summary) on policies renewed.
- b. Lawn Enforcement, full-service care. Motion by Michael, seconded by Susan to move forward with Lawn Enforcement as our landscaping contractor, with all in favor, no opposition.
- c. SIRS Report due before the end of 2024. Draft under review as delivered, once approved and finalized it will be posted to the web-portal.
- d. Garage Deck Recoating. Motion by Michael, seconded by Joni to move forward with the garage deck recoating, with all in favor, no opposition.
- e. 1st Floor Decorating Project, painter has been signed to start, new material for the front entry benches has been selected, sconces have been selected as well as chandeliers and other lighting. The railings by the front entry are getting powder coating. Budget is \$50,000. If we have money left over, we will replace the furniture. Motion by Susan, seconded by Michael to move forward with the painting contractor Five Star Painting, all in favor, no opposition.
- f. Pool Nighttime Lighting, lights will need to be installed to bring this up to code. Wilson Electric is working on a review / plan to determine what is necessary.
- g. Common Area Doors, waiting for quotes to replace doors that need to be replaced. About 35 additional doors need to be replaced, priority will be reviewed. For the doors that are installed, we are waiting for parts, and they should be fully functional by the middle of next week.
- h. Grants, My State Florida Home grants is a pilot program for condominiums, Susan has contacted the people who run the programs and has yet to be contacted back. The grant is for windows, doors and roofing.

Unfinished Business:

- a. Hurricane Assessment Review, funds collected from grants and special assessments... bills still need to be paid but it is looking like we will have about \$20,000 left over. Most likely any extra fund will be used for pool lighting and possibly pool furniture.
- b. Door Project, Raymond is working on additional cost for the remaining (critical) doors that need replacement.

Manager's Report:

Raymond presented and reviewed his managers' report which is also within the Board packet. The report will also be posted to the web-portal(s)

The meeting was adjourned at 7:22 p.m., motion made by Joni Zindell to adjourn the meeting, seconded by Susan Furlong opposition.

APPROVED