

Bella Vista Condominium, Inc.
Board of Directors Meeting Minutes
September 24, 2024

Minutes

The meeting was called to order at 6:00 p.m. by Board President, Michael Pilog. Michael Pilog, 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 Pilog, seconded by Susan, with all in favor, the Board voted to approve the minutes from June 12, 2024, Board of Directors meeting. Motion Passed, no opposition.

Financial Update:

James Aten reported the financials as of August 2024. Variance reviewed for the YTD on the latest financials, irrigation repairs for the front of the building, the fire-pump cost (prior to insurance coverage) additional repairs completed that needed to be caught up on from years prior, federal taxes and taxes paid. A few items that were coded to Operating will be moved and reversed to Reserves, i.e. Elevator AC replacement and lobby lighting for lobby renovations.

New Business:

- a. Sentry Management – Michael presented the issues to the Board that we have experienced since they started, lack of payments, vendor / utility shut-off, lack of information and tardiness of receiving financials. Sentry presented a contract renewal of \$1,300.00 from \$850.00 for 2025, Raymond presented to the Board his issues that he's experienced with Sentry. Motion by Michael and seconded by Joni, with all in favor to terminate the contract with Sentry Management. Motion passed, no opposition.
- b. Pay HOA – Michael motion and seconded by Susan, with all in favor to engage with Pay HOA effective January 1, 2025. Motion passed, no opposition.
- c. 2025 Budget Planning – Workshop scheduled for October 12 at 10:00 a.m., Budget Meeting is scheduled for November 12th.
- d. 2025 Reserve Study Projects(s) – Raymond reviewed and discussed the upcoming 2025 Reserve Projects. (security, door fobs, breezeway recoating)
- e. Common Area Doors – 10 Additional doors for replacement presented and noted within the managers report, these replacements are part of the 2024 Capital Door replacement project. Lower-level garage doors will be reviewed and considered for 2025.

Unfinished Business:

- a. 1st Floor Renovation Project – Project reviewed and there is some work that we would like to be done, of the \$50k, \$48k was spent. The area for future upgrades would be the clubroom and billiards room furniture.
- b. SIRS Report – Report was completed and delivered to the property July 19, 2024, notification to the residents with report delivery was completed on August 1, 2024 – Compliant Florida Statute 718.112(2)(g)9
- c. Grant(s) – Susan present to the Board the grant(s) and the applications that are in process. Hope that the property receives another \$300K for use towards Hurricane Restoration. Second Grant is a Mitigation Grant with is a lengthier process. "My Safe Florida Home"
- d. Nighttime Pool Lighting – Requirements have changed for code for nighttime swimming, we have a proposal for the lights, the project will be funded out of the SA fund. Waiting for the proposal for the paver work to coordinate the job. The job will take about a week time.

- f. Garage Ventilation systems – two areas need replacement; project will be done with Reserves. Michael motion and seconded by James, with all in favor to engage with Greens AC to replace these items. Motion passed, no opposition.
- g. Fire Pump – Quote received from Master Craft for the replacement of the fire pump in the amount of \$242,825.00, the new pump requires a deposit of \$121,412.50. Motion by Michael and seconded by Joni, with all in favor of signing the contract with MasterCraft and processing the deposit from Reserves and once the insurance refunds reserves will be refunded. Motion passed, no opposition.
- h. Roof Ventilation(s) – Greens AC presented a proposal for the replacement of eight (8) ventilation units that services residents, part of the 2024 Capital Reserves. Motion by Michael and seconded by James, with all in favor to move forward with the replacements as quoted. Motion passed, no opposition.
- i. Conversation on replacement luggage carts and shopping carts for 2025.
- j. Elevator discussion / update on repairs.

Manager's Report:

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

The meeting was adjourned at 7:01 p.m., motion made by Michael to adjourn the meeting, seconded by Kit. Motion passed, no opposition.