



# AQUARIUS CONDOMINIUM ASSOCIATION, INC.

**Aquarius Condominium Association, Inc.**

**Board of Directors Meeting**

May 19<sup>th</sup>, 2016

Cascade Room

6:30PM

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## MEETING MINUTES

### **Board of Directors:**

#### Present:

Bhagwan Gupta, President  
Cecilio Berndsen, Vice President  
Victor Rocha, Treasurer  
Linda Satz, Secretary  
Sofia Ferenburg, Director (Via teleconference)

Property Manager: David Slavin, LCAM

Regional Manager: Billy Coleman

- **Call Meeting to Order:** Meeting was called to order at 6:30PM
- **Proof of Notice:** Was provided by Management.
- **Establish a Quorum / Roll Call:** A quorum was present. All in attendance.
- **Ratification of Minutes:** All approved 1<sup>st</sup> Linda Satz and Victor Rocha 2<sup>nd</sup>
- **Presidents Report**
  - \***Collections**
  - \* **2 new attorneys** replacing the collection attorney and association attorney  
For the Association;
  - \* **Engineers**
    - **Hillman and M2E** (Items that will be addressed PHASE 1  
–Specification and plans, construction management as well as the scope of the work.  
All of these issues mentioned regarding the PHASE 1 of **this project**



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## Does not include:

- Elevators
- Building AC System
- Internal Building plumbing
- Sliding glass doors
  - 1<sup>st</sup> Items that will be addressed is specifications and plans;
  - 2<sup>nd</sup> Construction Management;
  - PHASE 1 determining the scope of the work.
- **An insurance appraisal reported Association is worth \$53 Million Dollars**
- **Assignment to the Pool attendant** – Changing over to housekeeping staff
- **Concerns about the Pool** – People are going through the lobby to the pool/beach. Also people are not putting back the lounge chairs correctly. The solution to this issue is to have security monitor the people and make sure they use the service elevator. As for the lounge chairs an extra staff employee will be hired by housekeeping for (40 hrs.) in order to take care of the pool amongst other issues.
- **Custodian Staff** – Will need to pay more attention to (Green Room, library, lobby etc.)
- **Contracts**- Explained that ALL contracts will be reviewed by Katzman Garfinkel the new Association Attorney. They will make sure that no overbilling and/or any particular contracts we receive will exceed the time frame stated in the contract.
- **Construction Committee**- Requested to start having the construction meeting every 2 weeks.
- **Vice President**
  - \***Discussed the details regarding the new system implemented**
    - \_ **Galaxy** (Controls the doors)
    - \_ **Tops** ( Management System, accounting Financial Reports)
    - \_ **Packs** (Text messages, emails and/or phones the unit owners regarding packages)
  - \***Valet** – You get a phone number to call or send a text to valet so they will retrieve cars.
  - \***Vertlink** – (Integrates ALL of the systems.)



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- **Financial Items:**

**The Regional Manager reported:**

- The Association is \$30k and \$40k into the red;
- In January 2017 there will be an Assessment passed;
- The Association spent \$350k but it didn't include painting, carpets or dry walls;
- Security needs to be trained in the rules that were implemented in taking care of the pool;

- **Administrative Items:**

- **Motion to Appoint** 2 new attorneys, made by Treasurer, 2<sup>nd</sup> by Secretary, to Higher Katzman Garfinkel as (Association Counsel) and Gable & Heidt as (Collections Attorney) :
  - Vote was done by the Board All in Favor. **Motion Passed.**

- **Operational Items:**

- **Motion to Appoint** Hillman as engineer, made by Treasurer, 2<sup>nd</sup> by Secretary, to Higher Hillman to do Phase I :
  - Engineers that were chosen to be reviewed are (Hillman, M2E and S & D and they voted for Hillman)
  - Vote was done by the Board All in Favor. **Motion Passed.**

- **Personnel/Lifestyle Items:**

- **Motion to Appoint** Additional hours for the ASI new employee, made by Treasurer, 2<sup>nd</sup> by Secretary, to increase the hours from 24hrs to 40 hrs. :
  - Vote was done by the Board All in Favor. **Motion Passed.**
- **Motion to Appoint** Bid of Best Roofing, Inc., made by Treasurer, 2<sup>nd</sup> by Secretary, to pick Best Roofing :
  - Gym Roof Bid Evaluations (Pritts Roofing, Inc. Tecta America and Best Roofing, Inc. )  
Vote was done by the Board All in Favor. **Motion Passed**

**Secretary** – States Emergency Meeting may be requested

- **Adjournment:** Meeting was adjourned 8:50 PM