



AQUARIUS CONDOMINIUM ASSOCIATION, INC.

Aquarius Condominium Association, Inc.

Board of Directors Meeting

June 16th, 2016

Cascade Room

6:30PM

MEETING MINUTES

Board of Directors:

Present:

Bhagwan Gupta, President

Cecilio Berndsen, Vice President

Victor Rocha, Treasurer

Linda Satz, Secretary

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: Two corrections were made to the prior Board minutes;**
 - **Contracts-** Explained that ALL contracts will be reviewed by Katzman Garfinkel the new Association Attorney. They will make sure that in any particular contract we receive the service provider will not exceed the time frame stated in the contract.
 - An insurance appraisal reported buildings are worth \$53 Million Dollars



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- **Presidents Report**

- **Encouraged the members of the Association to attend the Special Meeting scheduled for June 21, 2016 at 6:30 p.m. During this meeting, majority of the time will be devoted to the financial reporting;**
- The East Pool is now reopened;
- **Hillman Engineers-** Our attorney made changes to the contract. The Board will review the changes and will discuss with Hillman further to see what can be agreed upon;
- **Requested** for the Construction Committee to reach out to members to compile a comprehensive list which would indicate the items that members believe should be addressed. Once the list is done an estimate cost of each item will be determined;
- **Requested** for security and unit owners to report if they see any contractors holding doors and/or causing damage to the mechanism of the doors.
- Requested that contractors be told if they are making any heavy equipment delivery that they will need to have two workers helping with the delivery.

- **Vice President Called upon three speakers and reported–**

- **1st Roy Di Maria** reported the status of the gym roof and bathrooms;
- **2nd Linda Satz** reported the condition that Sholmo left the restaurant in and the necessary steps that will be taken regarding the items he left;
- **3rd Paul Finfer from the Legal Committee** reported the House Manual is being updated. He also reported the last time a revision was done, was in 2012. The revision was done to the pet rules.
- Reported West deck has no Wi-Fi;

- **Treasurer** Suggested to the Legal Committee to put all documents they are making revisions to, into a Word doc. Format.;
- Reported about the Broward Impact and YGreene & Pace Program regarding the Storm Windows

- **Administrative Items:** FOB rules and regulations were discussed and what are the next steps that will be taking place;

- **Financial Items:**

The Regional Manager Reported there will be a Special Assessment for January 2017 and the amount is yet to be determined; He stated items that members need to address are the pool deck, balcony, electric these are not optional.



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- Reported accounts receivable is down by 33%
- Reported there are 8 units that owe a substantial amount of money and they are in collections
- **Secretary:** Requested for the members to know :

DECEMBER 2016- end of the 2013 Special Assessment;
AUGUST 2016 -end of 10 Month 2015 Special Assessment.
- **Operational Items:**

The Board decided to hold off discussing about the security fence for the beach gate entrance this would be a part of material alterations. They decided to make this part of Phase 1 engineering.
- **Personnel/Lifestyle Items:**
 - **Motion to Appoint, Construction Committee** made by Vice President, 2nd by Treasure, to have the committee come up with a list within 30 days that would consist of items members would want to have addressed. Items such as gas barbecues, hot tubs, railings, color scheme to name a few. Once all of this information is gathered a survey would be generated:
- **Adjournment:** Meeting was adjourned 8:41 PM made by President 2nd by Secretary.