



# AQUARIUS CONDOMINIUM ASSOCIATION, INC.

## **Aquarius Condominium Association, Inc.**

### **Board of Directors Meeting**

April 20, 2017

Cascade Room

6:30PM

## **MEETING MINUTES**

### **Board of Directors:**

#### Present:

Bhagwan Gupta, President

Linda Satz, Secretary

Cecilio Berndsen

Victor Rocha

Property Manager: David Slavin, LCAM

- Meeting was called to order at 6:30 PM
- **Proof of Notice:** Was provided by Management.
- A quorum was present.
- Treasurer moved to approve minutes, Secretary seconded, minutes were approved Unanimously
- **President Report (General Announcements)**

Spoke about several pressing issues:

- Security/valet contract to be combined under one supervision;
- Board is not endorsing any particular company in reference to window replacement;
- Advising unit owners to allow Structural to enter into their units for inspection prior to start of construction;
- Suggesting unit owners pay their SA 2017 Assessments without drawing late fees and interest charges.



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**Motion to approve:** Motion was made by Treasurer to combine security and valet services under one contract. Services will be evaluated at the end of the year to see if combining the contract is achieving its goal. The Motion was seconded by Secretary.

- The Board wants the unit owners to know they do not endorse any contractor for installation of windows or shutters.
- The Board warned the unit owners to allow Structural to come into their units to photograph their units in case of any damage that may occur during construction. If It is determined that contractor's personnel, caused the damage, it will be covered by their insurance.

\* The Board wants unit owners to know it would be in their best interest to make payments before the 10<sup>th</sup> of the month and avoid accruing a late fee of \$25.00.

- **Vice President**

Spoke about two issues:

- Plexiglass;
- Volunteers.
- There are new forms that have been created for unit owners to use when placing their plexiglass orders.
  - The price for the plexiglass has now been reduced from \$250.00 to \$205.00.
- Volunteers are needed to assist in maintaining the library
- Sean Gerber the Sergeant of Hollywood Police Department was introduced to the Association due to the threats individual(s) have been making towards the Board and the Mayor of Hollywood. Sergeant advised the unit owners present that personnel from the Hollywood Police Department would be present once the project starts for the safety of the contractors and the Board Members. He advised that the



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individual(s) that have created these threats will be prosecuted to the full extent of the law.

- **Treasurer**

Spoke about Financials

- Receivable will be going down by next month. A unit owner has paid off his account in full. The unit owner even paid their SA 2017 Assessment in full.
- There has been a spike in attorney's fees because of the submissions that have been sent to the DBPR. Once all of the allegations have been answered the Association will be notified as to who submitted the complaints to the DBPR, and caused a spike in spending for attorney's fees. These expenses are beyond the line item in our operating budget for this year.

- **Manager**

Spoke about several issues

- Currently 87 parking spaces have been identified, In Nov and Jan the requirements for parking spaces will decrease;
  - Valet staff will be increased based upon service requirements;
  - Green tags will be distributed to unit owners that have been effected by the parking space changes;
  - East Pool has been closed;
  - A plexiglass form has been created by our Vice President of the Board for owners to use in order to advise the company which windows they want to put plexiglass on;
  - Unit owners need to remove their personal items and protect them from any damages;
  - Balconies in the South Tower needs to be cleared prior to start of construction.
  - The access to the West Pool is available through gym elevator.
- **Adjournment:** Meeting was adjourned 7:59 pm. Motion made by Treasurer and was seconded by Secretary. Motion was approved unanimously.