



AQUARIUS CONDOMINIUM ASSOCIATION, INC.

Aquarius Condominium Association, Inc.
Board of Directors Meeting
May 18, 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 6:29 PM
- **Proof of Notice:** Provided by Management.
- A quorum was present.
- Secretary moved to approve minutes, Vice President seconded, minutes were approved Unanimously.
- **President Report (General Announcements)**

Spoke about the following pressing issues:

- Introduced the New Property Manager - AP has assigned David Slavin to another property and has selected Adrian Paredes to be the new Property Manager, for Aquarius;
- Discussed the details in relation to the Permit regarding the 1st Phase and explained how the drawings are being completed for the 2nd Phase of the project;
- Advised unit owners to allow Structural to enter into their units for inspection and



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documentation. Any damage caused by contractor must be documented for filing any claim.

- Explained how there are a few unit owners in the South building who have not cleared their balconies. The swing stages are going up and the items left on the balconies must be cleared. Once the door to the balconies has been locked, unit owners will not be able to go back on the balconies. Any item left will be discarded at owner's expense.
- **Change to ASI Contract** (Amended prior contract)
 - East Pool is closed now, causing the pool attendant hours to be reduced from 40 hrs. to 24hrs.
 - **Motion to approve:** A Motion was made by Vice President and seconded by the Secretary to Amend the prior ASI contract.
- **West Pool & Beach Access**
 - Everyone is urged to use the lobby and utilize gym elevator to go to West pool.
 - Unit owners are urged not to go through the restaurant to gain access to the beach.
- **Shutters**
 - Structural is responsible for taking down the shutters and putting them back if they meet code.
 - If the shutters do not meet code, they will not be reinstalled;
 - 99 unit's shutters meet the code but 36 units have shutters that do not meet the code.
 - Structural will provide space in the garage on the 1st floor to store shutters but will not be responsible for the security, beyond normal vigil and care, of these shutters.
- **Communication**
 - Unit owners are advised that any communication conveying a decision by a single Board Member, whether by email or in person, represents a decision by majority of the Board.
- **Prioritization of Future Projects**
 - Went over the list of 24 projects that unit owners should review and provide input to Board as to which ones are the most important to them. The Board is



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interested in knowing the top 5 projects that unit owners would consider being the most important to be addressed this year.

- It was also suggested that unit owners should consider about setting amounts for Reserves, so that when need arises, the projects can be addressed sooner in a priority established by a consensus of unit owners.

- **Vice President**

Requested chairpersons of Committees to make brief reports:

- Sharon Smith – Social Committee meeting was called to discuss the details surrounding the Memorial Holiday celebration. No one will be allowed to eat outside due to the construction. Food will be served in the room that has been designated for the function. Tickets will not be sold ahead of time but will be available at the door. Tickets are \$15.00 for adults and \$7.00 for kids. The function will be held from 4:30 p.m. to 6:30 p.m.
- Paul Finfer - Announced members of the Finances Committee and discussed the goals for creating this committee. The committee offered to hold classes to teach unit owners, interested in learning how to read the balance sheets, income statements etc. which are handed out during the Board Meetings.
- Zina Blueband - Construction Committee chair person was not present.
- Unit owners were once again urged to attend construction committee meetings held on Thursdays to familiarize themselves with any changes taking place as part of the current project.
 - Police Department personnel will be present once the project starts for the safety of the contractors and the Board Members. Unit owners were advised that the individual(s) making these threats will be prosecuted to the full extent of the law.

- **Treasurer**

Spoke about Financials

- Informed the Association that there was one particular unit that was in collections who paid in full the collection amount that was with the attorney, in addition to paying off his outstanding balance, he also paid his Special



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Assessment for 2017 in full.

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- Reported that Nine Thousand (\$9,000.00) has been paid out thus far to the attorneys due to submission of complaints filed with DBPR. The Treasurer discovered the following individuals were the ones who submitted these complaints to the DBPR: Esfir Leviyev- filed a complaint for the disposal of molding furniture. It appears she made 12 allegations but only one is being investigated by the division.
- Another submission was made to investigate if the Board Members paid to use the Green Room. The proof was submitted to DBPR.
- Eugenia Volchek submitted an inquiry regarding the allocation of Special Assessment 2017 amounts questioning how much each unit owner is responsible for paying.
- Boris Goldberg submitted a complaint to the DBPR in reference to contractor personnel's needs to enter his unit and taking pictures. He has repeatedly denied them access to document conditions inside and outside of balcony. His case was turned over to the attorney for non-compliance with condo documents.
- Ira Bell has declined to give the Management Office emergency keys to his unit which has now caused the Association to turn his case over to association attorneys.
- Esfir Leviyev has also declined to give the Management Office emergency keys to her unit resulting in the Association turning her case over to our attorneys.

• Property Manager

Spoke about several issues

- Informed unit owners that specifications for impact glass windows have been established for Aquarius. In the future, all new unit owners who purchase impact windows must follow the specifications adopted by the Board.
- **Motion to approve:** A Motion was made by Vice President and seconded by Secretary to Adopt the specifications for the windows which have now been made part of our Rules & Regulations.
- **Adjournment:** Meeting was adjourned 7:32 pm. Motion made by Vice President and seconded by Secretary. Motion was approved unanimously.