



# AQUARIUS CONDOMINIUM ASSOCIATION, INC.

Aquarius Condominium Association, Inc.  
Board of Directors Meeting  
June 15, 2017  
Cascade Room  
7:00 PM

## MEETING MINUTES

### Call to Order:

The meeting was called to order at 7:00 PM

### Board Members Present

Bhagwan Gupta- President  
Cecilio Berndsen- Vice President  
Linda Satz- Secretary  
Judy Ort- Director (Attended by Skype)

### Also Present

Sean Fontana- Regional Manager  
Adrian Paredes - Property Manager  
Gabriela Amao- Administrative Assistant  
Patricia E. Basden- Administrative Assistant

### Board Members Absent

Victor Rocha - Treasurer

### Proof of Notice

It was noted by Adrian Paredes LCAM, that proper notice was posted in accordance with Florida Statute 718

### Quorum

Quorum of the Board of Directors established.

### Minutes

Motion was made Cecilio Berndsen for May 18, 2017 minutes to amend the minutes to include list of items which were seconded by Linda Satz. All in favor.  
Motion passes unanimously.

### President's report

- a) **Motion** was made to ratify the contractor's work hours (10/4) unanimously by the Board to help ease any delays with the project;
- b) **Motion** was made to ratify the contractors to work on Saturdays due to rainy days which may have caused a delay in the project;
- c) **Beautification Committee** presented their opinions as to why the glass railing color should be light gray; a **Motion** was made by Cecilio Berndsen to approve the glass railing color to be light gray and seconded by Linda Satz. All in favor. Motion passes unanimously.

- d) **Grievance Committee** presented two recommendations to the Board in the matter of two unit owners. Motion was made by Cecilio Berndsen to approve the recommendations the Grievance Committee made and seconded by Linda Satz, all in favor. Motion passes unanimously.
- e) Reported that there has been a delay in starting the hallway project due to wanting to make sure the 2017 Special Assessment covers these projects concerning the ceiling, carpet, and lighting.

### **Financials**

- a) **Regional Manager** went over the financials;
- b) **Motion** was made to ratify the collection procedure which was adopted at the last Board Meeting. A Motion was made to record the action in the minutes. Motion was made by Cecilio Berndsen to reduce the number of days from 60 days to 45 days prior to sending the case to the attorneys and seconded by Linda Satz. Motion passes unanimously.

### **Operations**

- a) **Managers Report**
- Informed the Association that shutters will be put back only if they meet code requirements;
  - Informed the Association that the Auditors are reviewing the transactions of 2013 and 2015 to reclassify each item that needs to be under particular Special Assessments;
  - Informed the Association that Comcast will be coming next week to go to the South Tower to rewire the cables inside of their units. It was requested that the South Tower unit owners allow Comcast to have access to their units;

### **Adjournment**

Meeting was adjourned 8:35 p.m. Motion was made by Linda Satz to end the meeting and seconded by Cecilio Berndsen, all in favor. Motion passes unanimously.