



AQUARIUS CONDOMINIUM ASSOCIATION, INC.

Aquarius Condominium Association, Inc.
Board of Directors Meeting
July 20, 2017
Cascade Room
6:30 PM

MEETING MINUTES

Call to Order:

The meeting was called to order at 6:34 PM

Board Members Present

Bhagwan Gupta- President
Linda Satz- Secretary
Victor Rocha - Treasurer

Also Present

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

Board Members Absent

Cecilio Berndsen-Vice President
Judy Ort- Director

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 by Victor Rocha to approve the minutes to include revisions Motion was seconded by Linda Satz. Motion passes unanimously.

President's report

- a) **Increase of North and South facing balconies by 6"**
Hillman Engineering was asked to produce a design incorporating an additional 6" on the North and South side of both towers. The new layout incorporating the additional 6" of balcony edge and steel layout will be provided to the contractor for pricing.
- b) **Balcony floor finish** – A broom finish has been chosen for the balconies. All residents interested in installing tiles to their balconies have been requested to notify Sarahi,

Patricia, or Adrian in order to be added to the list that is being created in the office. It was suggested if unit owners are interest in putting down tiles, they should put down tiles as soon as possible on their balconies, if not, staining could occur from any liquid dropped on the balconies.

- c) **Construction update – South Tower Unit Owner** A survey was provided to the management office by the contractor, with pictures and operating conditions of the shutters prior to their removal, a list of those that can be reinstalled, and those that need additional attention prior to reinstallation, as well as those that cannot be reinstalled. Each unit owner will receive an individual letter along with supporting documentation as it pertains to their unit.
As for the **North Tower**- Unit owners whose shutters are not permitted to be reinstalled will receive notice, additionally those shutters that do meet code the unit owners will be asked to advise us the location they would like to have their shutters stored. Please keep in mind shutters meeting code requirements are not guaranteed to be reinstalled. Inspection will be performed just as it was done for South Tower.
- d) **Comcast**- Each unit should have one digital receiver with remote and 2 digital adapters with 2 remotes.

Administrative

- a) **Keys:**
The Board was requested to visit the idea of charging unit owners \$20.00 for having the office provide their keys to any contractor/aid each time other than to exterminator or for building emergency purposes. The Board stated they will table this discussion until the next Board Meeting.
- b) **Guests:**
The Board was requested to revisit the rules clarifying definition of who are considered guests and how they are to be registered. The Board stated they will table this discussion until the next Board Meeting.
- c) **Parking:**
***** PARKING- IF YOUR SPACE IS AFFECTED BY CONSTRUCTION YOU MUST VALET PARK, OR PARK ACROSS THE STREET, Sarahi has been approached by many owners requesting favors and make exceptions. In good faith she has tried, but this in unfair to those cannot be accommodated therefore, we need to be consistent across the board. All residents are equal, handicapped residents please use Valet, and remember this service is free of charge, you must obtain pass from the office.**

The Board was requested to revisit the parking rules in relation to unit owner's children, being able to park in their parking spaces instead of being told they could only park across the street or to use valet.

d) Security Deposits:

As of July 20, 2017 all \$1500.00 security deposit checks and/or money orders that have been received in the last 90 days in relation to renters will be deposited in Association's account. If a unit owner is having construction done, their \$500.00 security deposit will also be deposited as well. However, if a unit owner is having a delivery, their \$500.00 security deposit check will be held unless a problem come up in relations to any accidents that may have occurred on the property.

Financials

- a) **Victor Rocha** went over the details regarding the expenses, overages, collections, as well as Special Assessment funds. This report is available upon written request at the management office;
- b) **Victor Rocha** reported that the Steimauer Fund did not pay the Association almost \$88k. It appears The Steinmauer Fund attorneys were able to find a loophole to avoid paying any outstanding amounts that are related to the unit in question.

Operations

- a) **Manager's Report/Project Updates**

- b) **WSI Contract**– The Board was presented with two options one was from ISW and the other WSI. A motion was made by Victor Rocha and seconded by Linda Satz to award contract to WSI. Motion passes unanimously. The implantation of the new contract will result in Association saving over \$20k in the next year's budget.

- c) **One Global Contract**
A **Motion** was made by Linda Satz and seconded by Victor Rocha to proceed with the signing of the One Global contract. Motion passes unanimously

- d) **Premier Contract**
The start date of the elevator contract is October 30, 2017. It will take at least 12 to 14 weeks to work on each elevator. The Association previous elevator company Thyessenkrup maintenance contract was canceled and Premier elevator will provide maintenance services.

Items requiring Board ratification:

- I. Motion was made by Victor Rocha to ratify repairs to restaurant freezer. Motion was seconded by Linda Satz. Motion passes unanimously.
- II. Motion was made by Victor Rocha to ratify repairs to the Cascade Room and Restaurant A/C. Motion was seconded by Linda Satz. Motion passes unanimously

III. Motion was made by Victor Rocha to ratify removal of double door and frame leading to the gym elevator. Motion was seconded by Linda Satz. Motion passes unanimously.

Adjournment

A Motion was made by Victor Rocha to adjourn the meeting, seconded by Linda Satz. Meeting adjourned at 7:46 p.m. Motion passes unanimously.