



AQUARIUS CONDOMINIUM ASSOCIATION, INC.

Aquarius Condominium Association, Inc.
Board of Directors Meeting
August 17, 2017
Cascade Room
6:30 PM

MEETING MINUTES

Call to Order:

The meeting was called to order at 6:35 PM

Board Members Present

Bhagwan Gupta- President
Cecilio Berndsen- Vice President
Linda Satz- Secretary
Victor Rocha - Treasurer

Also Present

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

Board Members Absent

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 was established.

Minutes

Motion was made by Cecilio Berndsen to approve the minutes for the Board meeting held on July 20, 2017 as presented, Motion was seconded by Linda Satz. Motion passes unanimously.

President's report

a) Increase of North and South facing balconies by 6"

Motion was made by Victor Rocha to approve the extension of 6" for balconies, to accommodate for the new glass rails facing north and south on both towers. This means the narrow parts of the corner units as well as all interior balconies will be extended by 6'. Motion was seconded by Cecilio Berndsen. Motion passes unanimously. Please see below a breakdown of the costs approved in the above motion.

The total cost for the 6" extension is, \$220,000.00, with value engineering provided by Hillman we received a credit of \$116,709.00. Total cost approved in the motion above is \$103,291.00.

b) Work Order # 6 –

Motion was made by Linda Satz to approve change order # 6 in the amount of \$34,829.85 to provide for additional 33 piles to be added for the foundation of our new pool. Motion was seconded by Cecilio Berndsen. Motion passes unanimously.

The original bid called for 59 helical piles, this information was based upon the soil conditions observed at nearby properties. Upon performing our own load/ soil boring tests, the results indicated that the bearing capacity did not meet the required capacity required, and an additional 33 piles were necessary to meet the load for the existing and new pool design.

c) Rusted Rebar -

Mr. Gupta addressed the residents advising them that evidence of rusted rebars which will require intrusion into units (203S,205S,206S, 207S & 208S) has been discovered. He advised all residents that the number of units requiring work inside is yet to be identified and will be handled on a case by case basis after receiving directives for our engineers.

d) Auditors Review –

Mr. Gupta addressed the residents regarding the delay in our 2016-year end audit, advising them that this delay was caused mostly due to lack of information from the previous auditor, and the miss-posting of items from our 2013, and 2015 audit. He advised the residents that after several meetings between AP management and the current auditor the questions have been answered and the proper documentation has been provided. The Board is expecting to have a draft of the 2016 audit in approx. 2 weeks.

e) A/C Cascade Room/restaurant –

Mr. Gupta addressed the residents and advised that the air-conditioning units in the Cascade room as well as the restaurant have been repaired, after several proposals and suggestions from various engineers providing estimated costs of up to 70K, Mr. Gupta

noted that the association was able to obtain services from a company specializing in repairs and restorations and the units were fixed costing up approximately. 8K.

Vice President's report

a) AC Cascade Room -

Mr. Berndsen reiterated what was previously stated by the President, and added that a test run of the AC in the Cascade Room was done this morning and all is well except a thermostat that is pending installation.

b) West Park lot pavement-

Mr. Berndsen addressed the residents along with his fellow board members, advising them of the repairs needed in our west parking lot. He provided a proposal for consideration for the repairs of the pot holes costing \$15,000.00 and the sealing of the area, along with installation of car stops for an additional \$6,000. He explained this has not previously been discussed with the Board. The members of the Board discussed the topic and determined additional bids should be obtained for a later review.

c) Elevator schedule-

Mr. Berndsen advised that the elevator contract was signed in July 2017 and work is scheduled to commence in October 2017. He gave a brief overview of the process, explaining to residents that each elevator will take approximately 12-14 weeks to be completed. The contractor will be working on 1 elevator from each tower simultaneously.

Administrative -

After some discussion, the Board of Directors decided to table the items listed on the agenda under this section. The President advised the manager to incorporate these suggested changes to the current rules and regulations and present the entire package at the next Board meeting for review. It was advised to have Paul Finfer and the legal committee take a look at these changes prior to be considered by Board.

Financials

- a)** The treasure of the Board, Victor Rocha, gave a brief over view of financial statements for July 2017 to include account balances, amounts of monies by, line items in the budget, where variances exists, as well as current expenditures and available funds for our current 2017 special assessments. Please note copies of the financial reports are always available for your review at the management office by written request.
- b)** Unit owners paying quarterly, interest free, payments for the 2017 special assessments were reminded that the next payment due date is September 1, 2017, and all payment must be received before September 10, 2017.

Operations

a) Manager's Report/Project Updates

Motion was made by Victor Rocha to approve work order #7 in the amount of \$5,800.00 as presented by Hillman, to engineer, a new set of stairs at the east side of the sea wall with aluminum railing to be low sloped for easier traverse. Motion was seconded by Linda Satz. Motion passes unanimously.

Motion was made by Victor Rocha to approve work order #8 in the amount of \$3,200.00 as presented by Hillman, to engineer a new permanent ramp for beach access at the south-east storage room. 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 7:37 p.m. Motion passes unanimously.