



AQUARIUS CONDOMINIUM ASSOCIATION, INC.

Aquarius Condominium Association, Inc.
Board of Directors Meeting
September 28, 2017
Cascade Room
6:30 PM

MEETING MINUTES

Call to Order:

The meeting was called to order at 6:40 PM

Board Members Present

Bhagwan Gupta- President
Cecilio Berndsen- Vice President
Linda Satz- Secretary
Victor Rocha - Treasurer
Judy Ort- Director Via phone

Also Present

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

Unit Owner Present

19- See attached sign in sheet

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 Victor Rocha to approve the minutes for the Board meeting held on August 17, 2017 as presented, Motion was seconded by Linda Satz. Motion passed unanimously.

President's report

President mentioned several topics including the following:

Unit owners are required to have homeowner's insurance with \$2k additional Insurance coverage for ACA. He also advised unit owners to submit their claims for damages from Hurricane Irma to their insurance companies. He made the unit owners aware of the 5 balconies that have been poured earlier in the day. He also mentioned as of October 21, 2017 valet service will be available 24 hours a day. No additional fees incurred due to the merging of valet services with security firm.

Financials

The Treasurer gave a brief over view of the financials for August including the variance report, the 2017 Special Assessment fund and accounts receivable.

This report is available upon written request from the management office.

New Business

Revised restaurant lease

Motion was made by Linda Satz to approve the revised restaurant lease as presented. Motion was seconded by Victor Rocha. Motion passed unanimously.

Restatement and refilling of governing docs

Motion was made by Linda Satz regarding the restatement and refiling of governing documents. Motion was seconded by Victor Rocha. Motion passed unanimously.

Operations

a) Water restoration

Motion was made by Linda Satz to ratify the emergency decision made to mitigate water damages. Motion was seconded by Victor Rocha. Motion passed unanimously.

b) Cooling tower emergency repairs

Motion was made by Linda Satz to ratify the A/C system damages suffered by owners, as a result of Hurricane Irma to get the AC operable. Motion was seconded by Victor Rocha. Motion passed unanimously.

c) Additional security staff

Motion was made by Linda Satz to approve hiring of additional security staff brought in to accompany contractor's personnel entering units. Motion was seconded by Victor Rocha. Motion passed unanimously.

d) **AT&T fiber project**

Unit owners were informed that AT&T has started placing fiber optics in units to have the building fiber optic ready. Once the buildings have been wired for fiber optic it will allow the Association to negotiate their bulk service agreement.

Imbedded electrical outlets

Motion was made by Victor Rocha to proceed with the imbedding of the conduits in the slabs of the balconies which were uncovered during demolition. Motion was seconded by Linda Satz. **Motion passed 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 passed unanimously.

Linda Satz 10/26/17

Secretary