

# Agenda



# AQUARIUS CONDOMINIUM ASSOCIATION, INC.

## Meeting of the Board of Directors

**Date:** Thursday, June 24<sup>th</sup>, 2021

**Time:** 6:30 PM

**Location:** ZOOM

**Meeting ID:** 827 6438 0264

**Passcode:** 664466

## Agenda

1. Call Meeting to Order
2. Proof of Notice of Meeting
3. Certification of Quorum
4. Approval of May 27<sup>th</sup>, 2021 BOD Meeting Minutes
5. President's Report
6. Treasurer's Report
7. New Business
  - a. 2021 Auditor Approval (Gerstle, Rosen, & Goldenberg, P.A.)
  - b. Ratification
    - i. Change Order #6 (CSI Construction)
    - ii. Cast Iron Pipe Replacement (ID Painting)
    - iii. North Tower OA Chiller – Refrigerant Leak Repair & South Tower OA Chiller -  
Electrical Repair (VMECH)
8. Adjournment

Posted on Tuesday, June 22<sup>nd</sup>, 2021

**Approval of  
May 27<sup>th</sup>, 2021  
BOD Meeting  
Minutes**

**Aquarius Condominium Association, Inc.**  
**Board of Directors Meeting**  
May 27<sup>th</sup>, 2021  
6:30 PM  
Via Zoom  
**MEETING MINUTES**

**Call to Order:**

The meeting was called to order at 6:30 PM.

**Board Members Present**

Bhagwan Gupta- President  
Judith Ort – Vice President  
Victor Rocha – Treasurer  
Linda Satz- Secretary  
Paul Finfer- Director

**Also Present**

Marie Gochl – Property Manager  
Misael Flores - Administrative Assistant  
Jibsel Aleman – Administrative Assistant

**Proof of Notice**

Provided by Management.

**Certification of a Quorum**

Quorum of the Board of Directors (BOD) was certified.

**Approval of April 22<sup>nd</sup>, 2021 BOD Meeting Minutes**

Motion was made by Mrs. Ort to approve the April 22<sup>nd</sup>, 2021 BOD Meeting Minutes and was seconded by Mrs. Satz. All in favor said “yes”, none opposed. Motion passed unanimously.

**President’s Report**

Mr. Gupta stated that the concrete restoration project with CSI has been fully completed and the permit has been closed. The electrical recertification has been signed and the Association is waiting for the structural recertification in order to complete the project.

### **Treasurer's Report**

Mr. Rocha stated that the Association has collected everything owed to us except for the bankruptcy units. There are some units that will be going to the attorneys for collection due to having balances on their ledgers. The operating budget is still in the black and the projection is that it will only get better due to people going back North resulting in less utility consumption.

### **New Business**

- a. **Presentation of 2020 Audit – Mark Gerstle (Gerstle, Rosen, & Goldenberg, P.A.)**
- b. **Close-out of 40-Year Recertification Project**
- c. **Close-out of Concrete Restoration Project**

### **Ratification**

Motion was made by Mr. Rocha to approve and ratify items i, ii, iii, iv, v, vi, and vii and was seconded by Mrs. Ort. All in favor said "yes", none opposed. Motion passed unanimously.

The Board ratified the following items:

- i. Insurance Finance Agreement (Banco Popular)
- ii. 2021/2022 Insurance Renewal
- iii. Removal and Disposal of North Cooling Tower Strainer Gasket (VMECH)
- iv. Removal and Disposal of two (2) Shut-off Valves for Billiard Room (VMECH)
- v. North building Marley Cooling Tower Geareducer Replacement (VMECH)
- vi. Proposal for Painting of Valet Deck (JD Painting)
- vii. Change Order #5 (CSI Construction)

### **Adjournment**

Motion for adjournment was made by Mrs. Ort and seconded by Mrs. Satz. Meeting adjourned at 7:14 PM. All in favor said "yes", none opposed. Motion passed unanimously.

# President's Report





**AQUARIUS CONDOMINIUM ASSOCIATION, INC.**

**MAY 2021 – EXECUTIVE SUMMARY**

**AQUARIUS CONDOMINIUM ASSOCIATION, INC.**

**2751 South Ocean Drive  
Hollywood, FL 33019**

**Marie Goehl, Property Manager**



**1.) Board of Director Meeting:**

- May 27<sup>th</sup>, 2021 – Property's CPA attended Board meeting to present the 2020 Audit and answer any questions.

**2.) Construction – Concrete Restoration Project:**

- The property was released back to the Association and the Certificate of Substantial Completion was provided to the Association by Hillman on 5/20/2021. The dumpster and the portable bathroom were removed on 5/24/2021. All spaces were painted by Maintenance before released back to Residents. Permit # B20-104233, for the project, was officially closed on 5/25/2021.

**3.) Plumbing Permit (#P17-102733):**

- SPS had a plumber, from Cape Backflow, come to the property to certify the backflow that was installed by their irrigation contractor. The plumbing permit is now closed.

**4.) 40-Year Recertification Close-Out:**

- Hillman, provided the paperwork for the close out the 40-year recertification project and Concrete Restoration project on 5/24/2021. The check for the review fee of \$300.00 was sent to the City of Hollywood.

**5.) Resident Violations & Water Leak Notices:**

- Several units received violation letters regarding the improper disposal of cardboard boxes.
- Notices to repair leaking pipes were sent to a few Residents
- All Residents on a few floors in both towers received a notice for the improper disposal of cardboard boxes in the trash chute rooms.

**6.) Approved Lease Applications**

- Unit 407N Lease – Approved on 5/7/2021

**7.) Approved Purchase Applications**

- Unit 408S Purchase  
Purchase Price: \$595,000.00 Closed: 5/19/ 2021
- Unit 308N Purchase  
Purchase Price: \$353,000.00 Closed: 5/19/2021
- Unit 1107S Purchase  
Purchase Price: \$549,000 Closed: 5/20/2021
- Unit 503S Purchase  
Purchase Price: \$340,000 Closed: 5/20/2021
- Unit 905S Purchase  
Purchase Price: \$760,000.00 Closed: 5/27/2021



## 8.) Property Improvements/Operations/Updates

- **Wi- Fi Access Points Installation (Ideal Tech):** A technician from Ideal Tech installed 2 Wi – Fi access points on 5/4/2021. One in the lobby and one in the library.
- **Condenser Pump Isolation Springs Replacement (VMECH):** VMECH replaced the condenser pump isolation springs in the North tower on 5/3/2021. Maintenance placed acoustical material underneath the pump to reduce the noise on 5/7/2021.



- **Update of Website:** Management is continuing to update the website. Once completed, all Residents will be notified.
- **Insurance Renewal:** The total cost for the 2021/2022 insurance renewal was \$563,716.33.00. Policy effective 6/1/2021 – 5/31/2021.
- **Elevator Outstanding Punch List Items/ Cleaning of Elevator Cars:** The association's elevator consultant and technicians from Premier/Oracle were on the property on 5/27/2021 for a walk-through inspection. Majority of the punch list items were not completed. Executed proposal for the cleaning of the elevator cars was sent to Premier/Oracle on 5/28/2021. A request to schedule the cleaning of the cars simultaneously with the schedule for the completion of the punch list items was sent along with the proposal. The elevator consultant provided an inspection report with all outstanding punch list items for the elevators. Premier/Oracle is working on completing all outstanding items. Premier replaced two (2) sensors in pump room and ring bell & addressed the issue of the scraping of the elevator door on the North Tower Service Elevator #3.

- **Deficiencies Reported – Annual Fire Sprinkler & Fire Pump Inspection:** Premier Fire repaired all deficiencies that were reported. The old flow switch to the new flow switch that was installed by All Fire was repaired and re-wired the new Electric Bell.
- **Backflow Inspection – City of Hollywood:** The City of Hollywood was on the property on 5/25/2021 for the inspection of the backflow system. The inspection passed.
- **East Pool Deck Pavers:** Maintenance pressure cleaned the pavers of the restaurant seating area located on the East Pool Deck on 5/24/2021.

**Before**



**After**





- **Broken Chairs – Garage:** All broken chairs and material from the garage were removed.



- **Lobby Fountain:** The lobby fountain was cleaned.
- **Lobby Level Valet Deck:** Dhoulgas (JD Painting) provided a proposal for \$14,600.00 for the painting of the remaining section of the valet deck. The painting will commence when the restaurant closes in September.
- **2020 Audit/Taxes:** The printed copy of the 2020 Audit and the tax returns were received on 5/3/2021. The tax return was mailed on 5/10/2021. All residents received notice of availability of the 2020 Audit on 5/10/2021.
- **Final Inspection – 04 Line North Tower:** The inspection for the completion of the cleaning of the 04 Line in the North tower was completed on 5/18/2021. Victor (Capital), Joe Denis (One GSA) and Marie Goehl were present for the final walkthrough. The swing stage was removed after the inspection was completed.

- **Restaurant:**

- “No Smoking” signs were placed outside the restaurant on the pool deck area.



- **Breakfast Menu:** The new menu, inclusive of breakfast, is provided to all patrons, effective 5/25/2021.

- **One GSA – Security & Valet Services:** A biometric employee time clock with online reporting was purchased for all staff to clock in. The machine is placed at the front desk.
- **New Administrative Assistant:** The new permanent administrative assistant, Jibsel Aleman, started on 5/10/2021. She has six (6) years of experience, strong organizational skills and is a State of Florida notary. A mass email introducing her to all Residents was sent out via mass email.
- **Games:** Chess and cornhole games were set up on the upper West pool deck.





- **Anemometer:** An anemometer was purchased and provided to the pool/beach attendants to measure the wind speed. When the wind speeds are higher than 15 MPH, all umbrellas will be closed to ensure the safety of everyone.
- **Building Signage:** All signs that were previously placed around the property with tape have been remade and placed in notice placards and placed throughout the Property. Also, new directional signs were placed throughout the property.

**Before**



**After**



- **AC Filters:** All AC filters were replaced in both towers.
- **Pavilion Fans:** Maintenance removed the rusted fans under pavilion. The fans were sanded, painted and reinstalled on 5/25/2021.

**Before**



**After**



- **Mechanical Rooms (Garage):** Maintenance painted the door and wall of the mechanical room in garage.
- **Delinquency List:** Management has actively contacted owners that have a delinquent balance to reduce the list as much as possible.



**From:** Luz Tinoco <[LTINOCO@hollywoodfl.org](mailto:LTINOCO@hollywoodfl.org)>

**Sent:** Tuesday, June 15, 2021 11:59 AM

**Subject:** RE: [EXT] 2751 S Ocean Drive – Aquarius 40 Year Recertification

**Importance:** High

Good morning, Mr. DuBrey

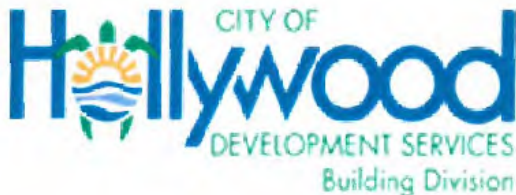
Please be informed and accept this email as confirmation that the structure **2751 S. Ocean Dr.** Hollywood FL. Has complied with the B.C.B.R.A. forty-year re-certification program. It complied on 05/24/21 as per the signed and sealed reports on file. Keep this email as proof of compliance.

Thank you for complying and keeping the City of Hollywood safe.

Thank you,

Luz Tinoco

Permit Services Representative II



**\*\*\* Extended Business Hours\*\*\***

**Mondays thru Thursdays**

**7 AM – 6 PM**

**Closed Fridays**

# Treasurer's Report

Aquarius Condominium Association, Inc.  
Balance Sheet  
5/31/2021

	Operating	Special Assessment	Total
Assets			
<b>Assets</b>			
10103 - Cash - Operating CNB	\$135,204.03		\$135,204.03
10109 - Cash - MM BP		\$457,643.41	\$457,643.41
10117 - Cash - S/A 2015 BB&T		\$1,328.50	\$1,328.50
10118 - Cash - Loan Proceeds BP		\$14,922.51	\$14,922.51
10120 - Cash - S/A 2017 BP		\$149,177.40	\$149,177.40
10122 - Cash - Irma S/A 2018		\$1,862.54	\$1,862.54
10203 - Due to/from Operating (SA)	(\$2,575.26)		(\$2,575.26)
10206 - Due to/from Special Assessment (OPR)		\$35,018.67	\$35,018.67
10406 - Cash - Security Deposit CNB	\$67,400.00		\$67,400.00
10806 - Cash - S/A CNB		\$7,712.86	\$7,712.86
11000 - Assessment Rec - Maintenance	\$86,748.86	\$7,669.00	\$94,417.86
11001 - A/R Exchange	\$1,083.65		\$1,083.65
11004 - Accts. Rec. - S/A 2018		\$618.60	\$618.60
11005 - Accts. Rec. - S/A 2013		\$583.84	\$583.84
11007 - Accts. Rec. - S/A 2015		\$3,208.83	\$3,208.83
11009 - Accts. Rec. - S/A 2017		\$31,417.74	\$31,417.74
11300 - Payroll Deposit Receivable	\$14,500.00		\$14,500.00
11500 - Allowance for Doubtful Account	(\$16,020.55)		(\$16,020.55)
11501 - Allowance for Doubtful Account S/A		(\$6,191.54)	(\$6,191.54)
14010 - Prepaid Insurance	\$26,722.87		\$26,722.87
14045 - Prepaid Expenses	\$25,111.32		\$25,111.32
15276 - Land & Facilities	\$1,352,500.00		\$1,352,500.00
<b>Total Assets</b>	<b><u>\$1,690,654.92</u></b>	<b><u>\$704,972.36</u></b>	<b><u>\$2,395,627.28</u></b>
Assets Total	<b><u>\$1,690,654.92</u></b>	<b><u>\$704,972.36</u></b>	<b><u>\$2,395,627.28</u></b>
Liabilities & Equity			
	Operating	Special Assessment	Total
<b>Current Liabilities</b>			
20300 - Accounts Payable	\$32,660.68		\$32,660.68
20301 - A/P Exchange		(\$349.30)	(\$349.30)
20304 - Credit Card Payable	\$580.23		\$580.23
20100 - Assessments Rec'd in Advance	\$50,864.33	\$228,506.50	\$279,370.92
22000 - Accrued Expenses	\$94,656.53		\$94,656.53
22600 - Deferred Cable Income	\$21,397.88		\$21,397.88
22700 - Deferred Parking Income	\$150.00		\$150.00
23000 - Security Deposits Liability	\$67,400.00		\$67,400.00
23050 - Refundable Key Deposits	\$10,125.00		\$10,125.00
<b>Total Current Liabilities</b>	<b><u>\$277,834.65</u></b>	<b><u>\$228,157.29</u></b>	<b><u>\$505,991.94</u></b>
<b>Special Assessment</b>			
31050 - S/A 2017 40 Year Cert		(\$15,107,802.37)	(\$15,107,802.37)
31051 - S/A 2017 Elevators		(\$1,474,388.55)	(\$1,474,388.55)
31054 - S/A 2016-2017 Hallway Restoration		(\$2,611,689.47)	(\$2,611,689.47)
31055 - S/A 2017 Loan		\$7,699,960.44	\$7,699,960.44
31055A - SA 2017 Loan2		\$2,445,650.43	\$2,445,650.43

Aquarius Condominium Association, Inc.  
Balance Sheet  
5/31/2021

	Operating	Special Assessment	Total
31056 - S/A 2017 Loan/Interest Fee		(\$1,374,039.98)	(\$1,374,039.98)
31057 - S/A 2017 Professional Fee		(\$1,525,771.17)	(\$1,525,771.17)
31058 - S/A 2017 Contingency		(\$207,682.57)	(\$207,682.57)
31065 - S/A 2017 Billed		\$11,224,681.67	\$11,224,681.67
31075 - S/A 2017 Interest Income		\$5,839.92	\$5,839.92
31076 - BP LOC Costs		(\$10,909.67)	(\$10,909.67)
31080 - S/A 2018 Billed		\$1,194,855.26	\$1,194,855.26
31082 - 2018 Loan & Interest Fees		(\$60,278.48)	(\$60,278.48)
31084 - Hurricane Insurance Claim		\$275,482.26	\$275,482.26
31085 - S/A ICS Interest		\$2,907.35	\$2,907.35
Total Special Assessment	<u>\$0.00</u>	<u>\$476,815.07</u>	<u>\$476,815.07</u>
<b>Fund Balances</b>			
39001 - Prior Period Adjustments	(\$48,502.48)		(\$48,502.48)
39005 - Fund Balance Operating	\$96,367.54		\$96,367.54
39006 - Fund Balance Land/Facilities	\$1,352,500.00		\$1,352,500.00
Total Fund Balances	<u>\$1,400,365.06</u>	<u>\$0.00</u>	<u>\$1,400,365.06</u>
Net Income	<u>\$12,455.21</u>	<u>\$0.00</u>	<u>\$12,455.21</u>
Liabilities and Equity Total	<u>\$1,690,654.92</u>	<u>\$704,972.36</u>	<u>\$2,395,627.28</u>

# New Business

a. 2021 Auditor  
Approval (Gerstle,  
Rosen, &  
Goldenberg, P.A.)



## **b. Ratification**

i. **Change Order  
#6  
(CSI Construction)**

**ii. Cast Iron  
Pipe  
Replacement  
(JD Painting)**

iii. North Tower  
OA Chiller –  
Refrigerant Leak  
Repair & South  
Tower OA  
Chiller – Electrical  
Repair  
(VMECH)

# Adjournment