

Aquarius Condominium Association, Inc.
Board of Directors Meeting
Thursday, August 22 ,2019
6:30pm
Cascade Room
MEETING MINUTES

Call to Order:

The meeting was called to order at 6:38 PM

Board Members Present

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

Also Present

Adrian Paredes - Property Manager
Misael Flores - Administrative Assistant
Jenny Medina – Administrative Assistant

Proof of Notice

Provided by Management.

Certification of a Quorum

Quorum of the Board of Directors was certified.

Approval of July 18, 2019 BOD Meeting Minutes

Motion was made by Mrs. Satz to approve the July 18th, 2019 BOD Meeting Minutes as presented. Motion was seconded by Mr. Finfer. All were in favor, none opposed. Motion passed unanimously.

President's Report

Mr. Gupta emphasized that the impact windows for the restaurant will be installed on the 26th of August while removing the existing windows. It was also explained that management is aware of many fob readers that have to be replaced. Glass beach door is being kept open so residents do not have to call security whenever they are ready to come in. Beach access fob readers will also have to be replaced. Mr. Gupta also emphasized that no one manages the east pool but there is a pool service that will be starting September 1st, 2019. It was also reemphasized that owners and parents have to supervise their children and including their teenagers. Mr. Gupta explained that there will be wristbands soon available for owners and guests. Mr. Gupta emphasized that there were many cameras during construction that stopped functioning because the wires for the cameras were not in a conduit and the wires were just in the open and many of those lines were cut by our construction. Mr. Gupta requested the pavilion furniture to not be moved or to be put back after its use. It was also explained that the gym elevator interior is complete and all we are waiting for the pavers in front of the elevator so the inspection can be scheduled and completed.

Treasurers Report

Mr. Rocha emphasized that we are still not good. The water and sewer bill have gone up due to the refilling of the pool multiple times. The association is expecting a credit for the refilling of the pool.

7.House Manual Final Approval

Mr. Paredes emphasized that the Aquarius House Manual has some grammatical errors that had to be corrected.

8.New Owner/Lease Application Package

Adrian reemphasized the new additions to the packets, including the deposit of checks for elevator reservations and the management office will not be accepting applications through fax or mail.

9.Contractor Package

Adrian Reemphasized the popcorn ceiling removal notice addition to the packet and changed the protection from plastic to particle board.

10.Elevator Reservation Package

Adrian reemphasized the deposit of checks for elevator reservations and the proper inspections that are required to be completed before and after usage of the service elevator.

11.Lock Out Procedure/Fee

Mr. Gupta stated that we Security and management will not be doing lockouts and will not be opening units for contractors using the emergency keys that are stored in the management office. If a resident is locked out then they will need to get a locksmith to open the door. If a contractor need access, then they will need to arrange with the owner to get a key.

12.Pool/Beach Service

Adrian emphasized that we have a new beach and pool service starting on September 1st with only one attendant for both pools and beach for setting up and putting away the pool and beach furniture.

Motion was made by Mrs. Satz to approve for items 7, 8, 9, 10, 11, and 12. Motion was seconded by Mr. Finfer.

Items Requiring BOD approval/ratification (Re Ratification from previous meeting)

a. AlarmOne Revised Quote

b. Sauna and Steam Center Quote

c. Master Communications (Radios)

d. Insurance Appraisal

e. Beach Access Door (Refunded by SPS)

f. Tecta America (Mechanical Roof Repairs)

g. QuikSigns (Pool Rule Signs)

Motion was made by Mr. Rocha to approve items a through g. Motion was seconded by Mr. Finfer.

New Business

Adrian presented as new business two proposals. One proposal for the broken glass panes on the pool deck and the other proposal for 10 light fixtures for Kelly Benson. Motion to approve proposals was made by Mr. Rocha. Motion was seconded by Mrs. Ort

Adjournment

Motion for adjournment was made by Mr. Rocha. Motion was seconded by Mrs. Satz at 7:30PM