

GARDENS I AT WATERSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC.

A Corporation Not for Profit

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

NOVEMBER 18, 2015

APPROVED

QUORUM: Present were Donna Naylor, Lyle Hinrichs and Bill Bystry. Also present, Nicole Banks of Sunstate Management.

Proof of Notice of Meeting: The notice for the meeting was posted in accordance with the bylaws of the Association and the requirements of Florida Statute 718.

CALL TO ORDER: The meeting was called to order at 11:32am by President, Donna Naylor.

MINUTES: Donna made a **MOTION**, seconded by Lyle to approve minutes from the February 24th meeting. **MOTION** passed unanimously.

Presidents Report:

- Donna noted the stair repairs have been delayed due to materials on backorder. On December 9th Engineer Teresa Toole will meet with Board members and owners for a Stair Presentation.
- Also, noted the proposed budget for 2016 will keep the dues the same.

Homeowner Comments:

- Diane asked by not raising the dues, are we still on track for power washing etc.
- Owner asked that the sidewalks be PW as well.
- Lyle brought up the \$3000 budgeted for plumbing. Did anyone ever locate the cause of the leak? No, but it is good to plan for it. Donna estimates that about 18 units still have not been done.
- New recycle bins are not labeled. SMG can attach stickers are the new bins.
- This past summer 4 gutters were replaced with seamless gutters to eliminate the leaks.
- Backflow Annual Inspection may or may not be required. We will await to hear from the County.
- Palm missed at the fountain box. Donna will take a look, perhaps it is Master property. Donna will direct SMG on any action that needs to be taken.

New Business:

- **Motion** made by Lyle, seconded by Donna to approved the proposed 2016 budget as presented. Motion passed.
- **Motion** made by Lyle, seconded by Donna to accept and approve the Hoover Pressure Washing bid as presented in the amount of \$5290. Motion passed.
- Lyle contacted Ginger from Artistree to have the dead palm tree located in the center be removed. Artistree to removed the tree and grind the stump.
- R&R items update – require noise barrier and Board approval for hard surface flooring. Rental Restriction, new owner would be unable to rent until 2 years of ownership. Rental app required 30 days prior to the Association. Last updated RR in 2010.
- Website- to be tabled until the January meeting.
- Is Verizon an option instead of Comcast? SMG to do some research. In the past, it was not available.

Management:

- As attached to these corporate records Nicole report.

Bill adjourned the meeting at 12:22pm.

Next Meeting January 8th, 2016.

Respectfully Submitted,

Nicole Banks

Sunstate Management