

# GARDENS I AT WATERSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC.

A Corporation Not for Profit

## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

August 10, 2016

APPROVED

**QUORUM:** Present were Donna Naylor 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 10:00am by President, Donna Naylor.

### Presidents Report:

- Donna invited the owners to speak and discuss the proposed stair project.
- Donna reviewed the 2016 unbudgeted items.
- **MOTION** made by Donna, seconded by Bill to approve the special assessment in the amount of \$650 per owner, due on September 15<sup>th</sup> as outlined. MOTION passed unanimously.

### Homeowner Comments:

- Dorothy asked for details on the scope of work. Dorothy also asked about new railings.
- Christine asked how long the stairs should last.
- Christine also asked about a warranty.
- The moisture in the wood was also discussed. The wood will not be painted for at least 6 months. Perhaps, they will be stained vs. painted.

### New Business:

- The entire Board has reviewed all three stair project bids.
- The Board would like the following notes to be included on the revised estimate:
  - All lumber to be inspected prior to installation.
  - The highest grade of pressure treating and wood quality to be used. Avoid knots.
  - Threads must remain wide enough to adhere to the 4 inch spacing rule.
  - Note the possible optional services / additional costs: Engineer, permits and new railings.
- **MOTION** made by Donna, seconded by Bill to hire Sundance Property Services LLC. for the stair project as outlined in the estimate. Donna Naylor will sign the revised contract by Friday, August, 12, 2016. Motion passed unanimously.

**Next Meeting Date:** TBD

With no further business to discuss, the meeting was adjourned by Donna Naylor at 10:50am.

Respectfully Submitted,  
Nicole Banks  
Sunstate Management