

Watermark Condominium
Meeting Minutes of the Board of Directors
August 8th, 2020 10:00 a.m. (E.S.T.)
401 North Atlantic Ave.
New Smyrna Beach, Florida 32169

Board Members in Attendance:

- Bill Biedenbach – President
- Tom Wall - Vice President -phone
- Jim Greene – Treasurer
- Ron Laramy – Secretary -phone
- Deb Malone – Director at large- phone

Owners in attendance: Sherri Daniel (#602) on phone, Mark Maler (#502) on phone, Brian Goymour (#301) on phone, Bill Dunn (#203) on phone, Donna Schuiteman (#105) on phone, Bud Chappell (#503) on phone

Managers in attendance: Donna and Kirk Maupin

Proof of Notice

Proper notification of the meeting was posted on the bulletin board at the property at least 48 Hours in advance of the meeting and per the Florida Statute.

Call to Order

A quorum of the board was established. The meeting was called to order by Bill Biedenbach at 10:03 a.m. E.S.T.

Establish Quorum and Disposal of the old minutes

Moved by Jim Greene and seconded by Ron Laramy that the minutes of the last board meeting be approved and disposed.

Treasurer's Report

- \$15,000 under budget through June for operating budget.
 - Pool being closed saved on gas costs
 - Around \$3,000 under budget
 - Building maintenance was lower due to all of the work already done to the building as a result of the assessment projects.
 - Around \$5,000 under budget

Manager's Report

- Pool gate lock has been replaced
- Elevator Air Conditioning unit broke down and was replaced
 - was over ten years old

- All items that were part of the 2020 assessment have been completed except the pool backwash plumbing.
- All four AC units that were potential problems on the roof have been addressed
 - Last one left to be replaced is scheduled for Monday, August 17th.
- All landscaping around the building and pool house has been completed
 - Lots of people have commented on how much better it all looks
- All units with shutters had their shutters checked by maintenance in May and all are working
 - All shutters were functional for the Tropical storm.
- Dispensers for hand sanitizer are still not available anywhere. We continue to search for a supplier with availability.
- Flood policy came in and is being added the website
- Building appraisal necessary for insurance has been scheduled for August 18th
- Wiginton performed quarterly pump inspection
 - Agreement with them monitoring the fire panel has worked out extremely well
- Tennis court fence above the gate is in need of repair.
 - Short term fix estimate is \$1200
 - Working on an additional quote
- New towing service has contacted us. (will review later in the meeting)

Old Business

- New bench and trash can are now in place on the portico
 - Many compliments on how good they look
 - New matching cigarette butt receptacle also here.
 - Another trash can is on order for outside of the pool house
- FAQ's and Rules and Regulations committee update
 - No real progress has been made yet
 - Members of this committee are:
 - Deb Malone – Chair
 - Bud Chappell
 - Beth Corso
 - Ron Laramy
 - Donna Maupin will participate providing direction
 - Next steps will be to send the committee members a copy of the Rules and Regulations to evaluate and prepare suggestions for modifications and additions.
 - Then a committee meeting will be scheduled to discuss.
- New elevator floor and lighting have been installed and looks great.
 - LED lighting
 - Only thing left is to address the rust spots on top of elevator and paint
 - Considering install new laminate on the sidewalls
 - Comment made regarding the noisiness of the elevator door.
 - Nothing can really be done on this.
 - Comment made regarding the metal trim on the floor not looking great

- Unfortunately, the trim piece serves as the transition from the entry to the vinyl floor. No options to not have this here.
- Outside doormat conversation update
 - Reminder to all owners that door mats by front doors and on balconies are not allowed at this time due to staining issues caused.
 - Suggestion was made to test several different mats to see if we can find a type that doesn't stain.
 - This will be investigated.
- Proof of insurance request reminder
 - There are still 14 owners who have not provided their proof of insurance on their units to the managers to keep on file.
 - Another e-mail will be sent directly to these 14 owners and we expect everyone to comply.
- Covid 19 update and pool house discussion
 - Florida is still in phase 2 of the plan to get back to "normal".
 - New Smyrna has mandated masks for all inside public places and for outside if social distancing isn't possible.
 - Some rentals have been lost, but we've gained some back as well.
 - Expenses as the result of COVID 19 have been minimal (slightly over \$200)
 - The pool house will remain closed at this time as we can't enforce the occupancy rules or face mask wearing rules.

New Business

- Tropical storm Isaias update
 - 4th storm in 5 years
 - Fortunate that there were so many units occupied (21 units) so if anything would have happened, we'd know about it right away.
 - All patio and pool furniture was pulled in as we prepared
 - Five units did have some water penetration and required drying equipment.
 - Only one was left at the time of the meeting
 - We have more problems with the older sliders vs. the new sliders
 - 16 units still have the old sliders. (7 of which have shutters)
 - 4 units have newer sliders but not the brand new ones.
 - Discussion around what our position should or can be regarding units that still have the old sliders.
 - HOA is now liable for water remediation efforts so can we inform people that their sliders need to be updated/ replaced?
 - Determination made to have all sliders inspected by an expert and then notify the owners of the results.
 - At least one unit has had continual moisture problems regardless of weather.

- 4th of July fireworks incident discussion
 - City of NSB decided to ban all fireworks on the beach this year
 - Announced at least a week in advance
 - Important note: Fireworks are illegal
 - Beach was patrolled and the ban was enforced
 - Two families staying at the Watermark were lighting fireworks on the beach but were instructed to leave.
 - One of those families decided to bring the fireworks into the southeast corner of the lawn within the pool area.
 - Kids were in the pool at the time.
 - Some fireworks were going back towards the Watermark building
 - Manager told the party in question that it wasn't a good idea to be lighting fireworks off at the pool
 - Reminder that Watermark has a rule that there are to be no fireworks on the Watermark property
 - A significant mess was caused.
 - Responsible party was family of owners at the Watermark
 - Unit owners were not on premises, but they were informed of the situation that night

After discussion a motion was made by Tom Wall, seconded by Jim Greene to send a letter to officially inform the responsible party in writing that fireworks are not allowed on the property of the Watermark as part of the rules and regulations of the Watermark. Any further infractions will result in further disciplinary actions to be determined if necessary. Motion passed 4 to 1.

- Overdue bills/assessment payments discussion
 - One owner has yet to pay the recent assessment
 - Late fee has been applied
 - If by the end of August the assessment remains unpaid suggestion made to increase the late fee to 5% of the amount of the assessment (\$116)
 - It was suggested if this hasn't been paid by September 1st that any rental income go directly to the HOA to pay off the amount of the assessment.

Motion made by Jim Greene, seconded by Tom Wall to send a notification to the delinquent party that as of September 1st, the late fee will be increased to 5% of the delinquent amount and that any future rents will go directly to the Watermark until the total bill has been paid. Motion passed unanimously.

- Additional parking needs and options discussion
 - Parking remains a significant problem here at the Watermark with cars regularly parked on the grass due to the lot being full
 - So far we have had a couple of bids on what we are looking at to add parking spots to the West of the current Northwest corner of the lot.
 - We still are considering the options we might have regarding converting the tennis court area to additional parking.

- Need to check with the city to see what our options might be and any rules that could be applicable.
 - All repair costs to the tennis court fence have been put on hold while we explore our options for this space.
 - ANY decisions of this type would have to have a 2/3 majority approval by the ownership to approve the resulting expenses needed to make these improvements.
 - Decision was made to table the long term option discussion as we gather additional information.
 - There was significant discussion regarding what we can do in the short term to try and control the number of vehicles we have on property
 - Discussed using different versions of decals for owners and limiting passes for tenants and/or owners families.
 - Discussed starting to enforce towing any vehicles without parking passes.
 - In the short term:

Motion made by Jim Greene, seconded by Deb Malone that going forward we are going to limit the number of parking passes issued. All owners will receive ONE parking pass of a color signifying them as an owner. All tenants will receive ONE parking pass per unit. We will be engaging a towing company to monitor the situation and compliance. Any vehicles in the lot without a parking pass will be reported to the managers. Motion passed unanimously
 - VERY IMPORTANT NOTES REGARDING THIS DECISION:
 - One parking pass means you can have one car in the garage and one car in the lot with the parking pass displayed.
 - (although if you have one vehicle, parking in the garage is highly recommended.)
 - Owners are strongly recommended to make sure their garages can accommodate a vehicle as that is the only way to have spot for two cars. (one in the garage and one parking pass)
 - Owners are instructed that if they have renting tenants using their units, that they NOT park in the Watermark parking lot at the same time as this is adding to the congestion.
- Air conditioning drain problem update
 - We are working on putting together a plan with Lutz plumbing to address AC drain problems going forward for the whole building.

Open Discussion

- Request made to send pictures of all of the completed improvements made to the building for the many owners who haven't been able to come to the Watermark in person.
 - We will be working on updating the external pictures of the building and grounds for our website.

- Pictures of the recent additions (bench, garbage can, ash tray), improvements (elevator floor and lights, landscaping etc.) and overall new paint colors for the building, accents and walkways will be attached to the e-mail communication of these meeting notes.

Adjournment

No further discussion so motion to adjourn was made. Meeting was adjourned at 12:19 p.m. EST