

Watermark Condominium  
Meeting Minutes of the Board of Directors  
October 3<sup>rd</sup>, 2022, 1:00 p.m. (E.S.T.)  
401 North Atlantic Ave.  
New Smyrna Beach, Florida 32169

Board Members in Attendance:

- Bill Biedenbach – President
- Tom Wall - Vice President (on phone)
- Jim Greene – Treasurer
- Ron Laramy – Secretary (on phone)
- Paul Bryan – Director at Large

Owners in attendance: Donna Schuiteman and Rhonda Hutchison (#105) on phone, Joanne Caridis (#601) on phone ,

Managers in attendance: Nikki and Dustin Gunter

**Proof of Notice**

Proper notification of the meeting was posted on the bulletin board at the property

**Call to Order**

A quorum of the board was established. The meeting was called to order by Bill Biedenbach at 1:04 p.m. E.S.T.

**Disposal of the old minutes**

Moved by Jim Greene and seconded by Paul Bryan that the minutes of the last board meeting be approved and disposed. Approved unanimously.

**Treasurer's Report**

- We were a bit under budget for August
  - We are currently around \$32K over budget for the year due mostly to increased insurance costs along with some unanticipated building maintenance costs.
- Question was raised if everyone has paid their assessment but we don't have that full picture until the end of the month has been finalized.

**Manager's Report**

Storm report:

- A lot of debris clean up has been taking place
- Pool is closed until it can be brought back to usable.
  - Will have to be drained and refilled to get the chemical balance restored
- R & J coatings coming out to inspect the paint peeling due to the storm
  - Will determine if this peeling is covered under any warranty
    - We will walk through the issues with them when they arrive.