Watermark Condominium

Meeting Minutes of the Board of Directors

December 5th, 2022, 2:00 p.m. (E.S.T.)

401 North Atlantic Ave.

New Smyrna Beach, Florida 32169

Board Members in Attendance:

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

Owners in attendance: Donna Schuiteman (#105) on phone, Bud Chappell (#503) on phone , Jeanette Cordell (#102); Tania Torruella (#504) on phone, Mark Maler (#502) 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 Tom Wall at 2:01 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 around $4000 under budget for October
  + We are currently around $30K over budget for the year due mostly to increased insurance costs along with some unanticipated building maintenance costs.

**Manager’s Report**

* Everything pretty much back in shape after storms
  + Palm trees have been trimmed up
  + Debris cleaned up
  + Only major thing left is to fix the peeled paint on the North side of the building.
  + Gutter downspout on the East side of building should be back up by the following week.
* New keypad for pool has been ordered.
* Elevator doors are in and have been redone
  + Elevator is functioning better
  + 80% of service calls were related to the doors
* New sign in front of building is being worked on
  + Colors didn’t match so that is being taken care of.
  + Question was raised if the colors were supposed to match the building
    - Looking to have as close as possible
* Roofing company is coming out to inspect the roof after the storm
* Will be going back to normal operations and keeping the building looking great now that we’ve dealt with the issues from the storm.

**Old Business**

* Tennis Court committee recommendation
  + Ron Laramy, who chaired the tennis court committee walked through the process and resulting recommendations from the committee.
    - Committee was made up of five owners (including Ron): (Ron thanked them all for their efforts and called out Tania for all of her extra efforts in providing information, pictures and background on options etc.)
      * Tania Torruella
      * Joanne Caridis
      * Cindy Stacy
      * Harold Anness
    - Important to note that the five owners all had unique and differing opinions on how and to what extent we should process with re-doing the tennis court.
    - The committee discussed all options and then looked at quotes from four different companies
      * The field of possible companies was quickly narrowed to two who the committee thought would be the best options.
      * Members of the committee met in person with both companies and walked through everything that was needed and/or recommended.
      * After a thorough review of all components of the bids, the committee decided that we would recommend “Advantage Courts”
    - The bid from Advantage courts was as follows:
      * Base bid for court and fence tear out and base lime rock brought to suggested levels, new asphalt installed and new fence installed is $75,761
      * Options that are recommended
        + 8” X 8” ribbon curb installed around the entire perimeter = $7960

This is actually replacing the existing ribbon curb and will greatly improve the lifespan of the court.

* + - * + Stripe for pickleball over the tennis court = $750

Pickleball is becoming more and more popular and will most likely result in much more frequent usage of the court.

* + - * + Supply and install a bottom rail on the fence instead of just a tension wire = $2953

This is also a replacement as the existing fence did have this at one time

The bottom rail greatly increases the structural integrity of the fence as well as eliminates the ability for trespassers to get under the fence

* + - * + Supply labor and materials to re-slope the court from East to West vs. the existing slope from North to South = $4,877

This is the industry standard and will minimize any pooling of water which is an issue with the current court.

* + - * + Supply and install a fixed height basketball goal with acrylic backboard and heavy duty rim = $4,053

Ron pointed out that this option may not make sense as the cost of the portable backboards that we have currently is only a few hundred dollars, so financially it might make more sense to just continue replacing those as needed.

* + - * Total if all options are included comes to $96,354
    - Paul Bryan raised the question of “repairing” vs. “replacing” and wanted to know if we looked into a more simple repair vs. the full-scale option recommended
      * Ron explained that we absolutely looked at all options including a more minimal “repair” scenario.
        + The committee decided fairly quickly that long term this option didn’t make sense as we would have to continually update those repairs.
        + The committee determined that we recommend a “if we’re going to do it, we should do it right” option which will be a better and more long lasting.

Even people who would do repair work, didn’t recommend it.

* + - * Terminology of “repair” or “replace” or “repaving” is confusing. The option we are recommending tears the entire court out, making sure the base is up to recommendations and then completely repaving (along with a new fence)
    - Jim Greene did raise a concern relative to the basketball hoop.
      * He recommends continuing with the temporary hoop and backboard as needed
    - Harold was part of the committee, and he also shares the questioning of the basketball hoop.
    - Tom Wall asked about the warranty
      * The current bid has wording that would suggest that reopening or new cracks aren’t covered.
      * Ron explained that based on the work we are having done, everything is covered completely for one year
    - Tom Wall also questioned the need for the permanent basketball hoop as it isn’t used frequently.
    - Tom opened up the call to owners.
      * Tania expressed that she enjoyed working with the members of the committee. She believes this will be a great investment and is looking forward to the next steps.
      * Bud Chappell asked about the fencing and wanted to know if it was a coated wire fence.
        + Ron said that yes, the new fence would be black vinyl coated fencing.
  + After all discussions the board voted unanimously to eliminate the basketball hoop option
  + Without the basketball hoop option, the total would be $92,301 which would be $2637.17 per unit
  + Ron made a motion to move forward with the court and recommended options which would result in an assessment of $2638 per unit. Seconded by Harold Anness
    - Tom Wall raised the point that there are other possible costs associated with the court including paying for a dumpster and tree removal which was already approved. So should we include these costs within any assessment.
      * Tree removal was $850, and Jim Greene recommended that we add that to the assessment.
      * Dumpster costs are unclear so we thought we could cover that within existing budgeted funds.

Motion made by Ron Laramy, seconded by Harold Anness to move forward with the Tennis Court expenses, including the tree removal already done for a total of $93,151. This will result in an assessment of $2662 per unit. Motion passed unanimously.

* + Tom thanked the committee for the work they did.
  + Ron will work to get an updated quote with the options we approved from Advantage Courts
    - Once we sign this approval, we will work on what the timing will look like in terms of beginning the tear out of the existing court.
* Jim Greene reminded the board that based on the fact that we can no longer completely waive reserves the board has already approved going forward with a mail vote on whether owners want to fully fund reserves (approximately $750 per month) or proceed with a minimal assessment of $10 per month or $120 for the year.
  + Jim will circulate the proposed assessment letter to the board for approval
    - Important to note to owners that we need a majority of owners to vote on which option they prefer so we ask that ALL owners respond to the mail vote promptly.

**New Business**

* Loss assessment discussion - Jim Greene
  + Total cost for cleanup/repair items related to Ian were $46,240.25.
  + Total cost for Nicole issues was $2199.75
  + Total Hurricane related repairs etc. = $48,440 which would be $1384 per unit.
    - This amount should be covered by each individual owner’s insurance policy which includes a minimum of $2000 for a loss assessment.
    - Harold raised the question regarding payment by the owners. The owners should pay the assessment and their insurance company will reimburse them.
    - There is a question on whether or not we can combine the costs for each storm together for one loss assessment.
      * Jim has separated the costs just in case the insurance companies have to deal with them separately.

Motion made by Jim Greene to approve a loss assessment of $1384 per unit to cover the expenses realized due to impacts of Hurricanes Ian and Nicole. Seconded by Paul Bryan. Motion approved unanimously.

* Tom Wall brought up that all new board members need to complete a director’s workshop within 90 days of being voted on to a board.
  + Our new board member Harold Anness has already completed this
* Ron Laramy brought up that Bill Dunn reminded him that our FAQ’s need to be updated to include new assessment information as well as the new increased HOA fees along with updating the names of the new managers etc.
  + Once the FAQs are updated with the current information they will need to be reviewed and approved by a board vote.
  + Ron will work to get those updates made and we will discuss/approve at the new board meeting.
* Jim Greene said that we need to update our bank account information to take people who are no longer board members off the account, and we need to add our new members to the account for check signage etc.

Jim Greene made a motion to remove Bill Biedenbach and Ed Trifone from the list of board members authorized to sign checks from our account and to add Paul Bryan and Harold Anness to the list of approved personnel. Seconded by Ron Laramy. Motion approved unanimously.

**Open discussion**

* Tania said she was really thankful for the boards support of the new tennis court.
  + She acknowledged that not all owners wanted to keep the court but suggested that once the court has been redone that we invite all owners to a “Grand Opening” day with a Tennis and Pickleball pros coming out and allowing everyone to experience the new court and learn how to play pickleball etc.

Adjournment

No further discussion so motion to adjourn was made. Meeting was adjourned at 2:48 p.m. EST