

**Villa Towers Board of Directors Meeting**  
**Monday, June 19, 2017**  
**Meeting Minutes**

Bob Hellmuth called the meeting to order at 5:34 pm.

**Roll call of Directors** – Bob Hellmuth, Rob Saari, Cathy Newman, Mike Leach, Cathy Gill

**Notice of meeting** – Posted June 17

**Secretary Report** – Cathy Gill made a motion to approve the minutes of June 12<sup>th</sup> meeting. Seconded by Bob H. All in favor. Motion passed and minutes will be posted to villatowers.net.

**Treasurer Report** – Mike Leach is changing bank from Wells Fargo to PNC because Wells Fargo is moving from the island.

**New Business:**

- Ants in pet area (Kim H) – Ants have been biting pet owners in the designated pet area. The landscaper will be asked to address this.

**Old Business:**

- Renter Notice (Cathy N) – We were advised by our attorney that amendments suggested by the BOD cannot be made. The notice will be delivered to the renter as prepared originally.
- Flood Insurance Renewal (Bob H) –
  - Further to the BOD meeting of June 12<sup>th</sup> and steps taken, the following updates were provided:
    - The committee met with a second coastal consulting company, Floodzone Revisions, who quoted the same as provided by AquaTerra: \$25,000 with \$5,000 down with the balance due upon favorable zone as approved by FEMA. Both companies seem to be confident that we are in favorable zone, citing our double dune and other positive factors.
    - Bob Hellmuth met with Dawn Pardo, our Riviera Beach Councilwoman, who had not been advised of a similar issue by any other Singer Island condos.
    - Bob Hellmuth called several attorneys as it was suggested by Pardo's office that we would need one to ensure the legality of our LOMR consultant agreement. No attorney who is an expert on this issue was willing to take us on or were willing but fees were prohibitive.
    - All insurance companies will go with FEMA's new maps in October. If we are successful, our favorable rating will be grandfathered throughout future maps.
  - At this time, Floodzone appears to be a better candidate as references are more current.
  - Mike L made a motion that we hire Floodzone Revisions to take on the LOMR project for \$5000 retainer, with balance of total package paid upon total and complete approval by FEMA with the provision that our attorney, Kuharcik, confirms the legality of the contract. This was seconded by Cathy N. All in favor. Motion passed.
  - Mike L made a motion that, contingent upon a contract with Floodzone Revisions, we need a special assessment of \$25,000 + attorney fee, estimated at \$200 for review of contract. Seconded by Rob S. During discussion of the motion Mike L

mentioned that approximately \$8,000 is left over from the 2015 special assessment, and it will be enough to pay our retainer upfront. The balance will not be required for 6 to 10 months. Cathy G made an amendment to the motion, that we take \$5,000 out of the leftover \$8,000 from the 2015 assessment and assess owners for \$20,000 + fees before the balance is due. This was seconded by Mike L. All in favor of amendment. All in favor of the motion. Motion as amended passed.

- Cathy G will send an update to owners, following up on the previous letter sent on this issue.
  
- Bond Insurance (Tom N) – Tom Newman suggests that the board consider increasing our bond insurance liability to \$250k to \$500k plateau to meet the state requirement of 100% coverage. Tom is waiting the cost of the additional coverage. Mike L agrees its worth considering.
- Workers Compensation Insurance (Tom N) – Tom Newman has sent a package to Mike L and Bob H regarding Workers Comp. Tom and Rob are in the process in ensuring that all contractors have valid certificates on file with us, in which case this is not needed.

Adjournment: At 7:12 pm a motion to adjourn was made by Mike L. Seconded by Cathy N. All in favor. Motion passed.