

**Villa Towers Condominium Association**

**Annual Meeting**

**Thursday, January 25, 2018**

**Meeting Notes**

Bob Hellmuth called meeting to order at 4:05 pm

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

Notice of meeting – confirmed: 1<sup>st</sup> notice – November 26, 2017; 2<sup>nd</sup> notice – January 11, 2018  
The agenda was also posted in the elevators on January 11, 2018.

Quorum Count – Proxy votes: 11, Owners present: 21, Total: 32. Quorum satisfied. (27 needed)

Election Results – Three nominations for board candidate were received from Mike Leach, Cathy Gill and Rob Saari for three of four openings. These nominations were accepted.

Cathy Newman has stepped down. Bob H thanked her and recognized her contributions over the past 2 years, knowing that Cathy will continue to assist in a non-official capacity.

Bob stated that the BOD prefers there be five people but feels we can continue to run with four people in the interim. He encouraged everyone to consider the role, and to contact any of the Board members for more information if interested. Bob H asked the group if anyone would like to put their name forward now. No one responded.

One of Cathy Newman's main responsibility was the management of rentals, which will now be managed by Kim Hetrick. We thank Kim for stepping up to this important position.

Secretary – Minutes were distributed prior to the meeting. Mike Leach motioned to accept the January 26, 2017 meeting minutes. Seconded by Bob Hellmuth. All in favor. Minutes accepted.

Officer reports:

Treasurer, Mike Leach – Joe Cavagna (1427) provided our financial report.

- As of Dec 31, 2017: We have \$12,200 surplus in our operating account. in bank. Reserve from \$223,000 to 270,000 by end of the year. LOMR has been paid now, by the assessment \$42,000 to 54,000 by end of the year.

Secretary, Cathy Gill –

- Overview of 2017 communications – 2 newsletters were published. Launched just over a year ago, villatowers.net now has 43 owners registered, with access to condo documents, forms, meeting minutes, owner director, newsletters, etc. - all are password protected.

Maintenance, Rob Saari –

- Recent projects were reviewed. Tom Holt started on the 2<sup>nd</sup> floor scraping and painting concrete lattice partitions damaged by the hurricane. The fence damage in the hurricane has been repaired by Rob. On New Year's Eve the window on east stairwell door was broken. It will be fixed by Feb 1<sup>st</sup>. The fan unit in the south elevator will be replaced next week. The door entry system went down recently. Owners can get in but

visitors cannot call up. It will be repaired. We are also working on getting roof inspection.

- Armor Screen installation is complete.

#### Membership Questions & Discussion:

Bob H thanked the board for their service. The goal has been to keep the building in good shape so that we don't have huge expenses for major repairs.

#### LOMR –

- Bob H recapped the process and expenses since hearing from our insurance company last March, ending with our placement in an X zone, which is the most favorable zone. FEMA has to publicly publish this a second time, which is the period we're in now. FEMA decision April 9<sup>th</sup> final decision (end of 90-day public period). The effective date of our LOMR is May 4<sup>th</sup>. Then another 30-day waiting period taking us to June 4<sup>th</sup>.
- After June 4<sup>th</sup>, Brown & Brown, our new insurance company who currently holds all our policies except flood, will act on our behalf to solicit new insurance. It is expected to be in the \$14,000 range. This is really good news!
- Owners were appreciative.

#### Wood Fence –

- Karen Wetherell: The new wood fence built by the Hilton is leaning. What are the plans to remedy this?  
Bob H will continue to work with the Hilton to improve the fence.

#### Fire Alarm System -

- William Aguer: Question about future fire alarm issue.  
There is no current issue. We have had the Fire Chief out.
- Maria Palumbo: Electrical box move was recommended by her inspector. It had to be moved to the dining room side and must be at least three feet away from kitchen. Other owners should possibly consider doing the move once it this becomes code.

Adjournment: At 4:50p, Cathy Gill made a motion to adjourn; seconded by Rob Saari. All in favor.

Post meeting: Guest Speaker – **Dr. Julia Botel**, a candidate for Riviera Beach City Council, District 4 elections on March 13, 2018, provided a brief presentation, followed by Q&A. Attendance was optional.

Minutes prepared by Cathy Gill, Secretary.