

Villa Towers Board of Directors Meeting
Monday, March 29, 2021
Meeting Minutes

Cathy Newman called the meeting to order at 4:32 p.m.

Roll call of Directors – Cathy Newman, Cathy Gill, Rob Saari, Jeff Foster, Maria Kaliniak

Notice of meeting – Confirmed posted in elevators and lobby on March 29th

Cathy N announced that Fernando Bello passed away recently. Diana, his wife, is okay.

Secretary Report (Cathy G) –

- Since the previous BOD meeting minutes from 11.02.2020 were approved at the Annual Meeting in January, there are no minutes to approve today.

Treasurer Report (Jeff F) –

- Finances are on track with budget and receipts.

Old Business –

- Water Main Break Compensation (Cathy N, Rob S) –
 - BOD members met with City of Riviera Beach Risk Manager, Steve Shields, and Deputy City Manager, Elizabeth McBride, on March 22, 2021 to obtain their decision on our claim for compensation for multiple expenses incurred by Villa Towers resulting from the water main break on August 18, 2020.
 - We have accepted their offer of \$25,000, which we expect to receive in 2 to 4 weeks. This is just slightly less than the amount requested, approximately \$29,500, but to go further would require additional expense and time. We are pleased with the outcome.

New Business –

- Insurance Committee Report (Jeff):
The committee is reviewing competitive proposals for building insurance. Our current insurance, through RV Johnson (RVJ), will expire April 27, 2021.
 - Summary of activity to date:
 - RV Johnson will respond by the end of this week
 - Brokers Franklin Hamilton – Don Gill is waiting for quote
 - HIG Insurance – Don Gill is waiting for quote
 - E/G of Florida Insurance – Ken Kendall expects a bid this week
 - Preferred Property Program – Ken Kendall contacted but no response yet.
 - Third option – Ken Kendall said they recommended we stay with RVJ
 - Insurance Company of America – Tom Newman said they declined to submit a proposal because they knew they could not beat RV Johnson
 - Furman Insurance – Tom Newman said they also declined to bid
 - Therefore, two competitors have given recommendations to stay with RVJ. The committee will continue to evaluate proposals.
- Turtle Citation (Cathy N):
Villa Towers received a citation on March 1st, the first day of the new Turtle Season. The citation includes photos of ocean-facing units with lights on. Cathy N has spoken to everyone in the building and has followed up with the city. Cathy also reiterated that many of the changes were requested last year were put into effect. There were no fines associated with this citation. However, they can fine us \$1500/day from the date a citation is issued until fixed. If that becomes a future issue, the BOD will consider passing the charge to the offending unit owner. Cathy thanked Tom Bernat who has been maintaining our lighting ongoing. Cathy will be meeting with the city this week and expects it to go well.
- Annual Alarm Testing (Cathy N):
Active Alarm will perform our annual testing on April 12th. Cathy will post a list requesting volunteers for each floor to check the alarms are working in every unit.

- Covid-19 Update (Cathy N):
There has been no change to our policies. Masks are required in public areas of the building. Masks are not required outside but please use common sense.
- Landscaping (Maria K):
We received a new proposal from Juvenal Landscaping that is the same as last year, so we have accepted it. We are very pleased with their work and their price is very reasonable. Maria is evaluating what to do with the bamboo in the front that is not doing well. We have a quote to remove it for \$200, including replacement with another plant. Thank you to Tom Bernat who has been assisting with landscape tasks.
- Beach Cleaning (Cathy N):
The tractor cleaning contract has been extended to the end of April, so we continue to use this service. The tractor can only go as far as the mean high tide line. Thank you to Karen and Ron Wetherell for assisting with a recent clean up by raking seaweed down to the tide line.
- Other:
 - New floors were installed in the bathrooms by the pool.
- Owner Items:
 - Water Pump (Patti H):
Patti reported that the hum from the water pump is still audible, but they are getting used to it. It is not perfect, but they understand that the contractor has done all that he can do.
 - Patti Hetrick mentioned she's been getting bids to install high impact glass. She's willing to share her work with other owners and, if interested, possibly pursue a "volume" discount.
 - Karen Wetherell asked about the large quantity of boxes sitting in the storage area. The items are from 1030 who are in the process of addressing a serious mold issue that occurred last year. We are assisting them while they wait for the next recycle day. The yellow bins for recycle are all full partly because owners do not break down their cardboard boxes.
 - Irene Ferrara pointed out that the beach gate was not engaging. It is securing now.

Adjournment: At 5:05 p.m. Jeff F. made a motion to adjourn the meeting. Seconded by Cathy N. All in favor. Meeting adjourned.