

**Villa Towers Board of Directors Meeting**  
**Friday, April 16, 2021**  
**Meeting Minutes**

Cathy Newman called the meeting to order at 3:02 p.m.

**Roll call of Directors** – Cathy Newman, Cathy Gill, Rob Saari, Jeff Foster. Absent: Maria Kaliniak

**Notice of meeting** – Confirmed posted in elevators and lobby on April 14<sup>th</sup>

**Secretary Report** (Cathy G) –

- Cathy G moved to accept the minutes of the March 29<sup>th</sup>, 2021 BOD meeting as previously emailed. Cathy N seconded. All in favor. Motion carried. Cathy G will post to the website.

**Treasurer Report** (Jeff F) –

- All revenue and expense items are on track versus the budget.

**Old Business** –

- Insurance Committee Report (Jeff):  
The committee contacted several Brokers with little response as reported in previous meeting minutes. Our current policies will expire April 27, 2021. Update:
  - The committee met with RV Johnson (RVJ), our current insurance broker, on Monday, April 13<sup>th</sup>. Two of RVJ's property carriers provided quotes. The difference between options is the hurricane deductible.
  - The committee's recommendation is to go with Renaissance RE for property coverage with a 3% hurricane deductible, option 4. The total premium will be \$79,530. This is slightly higher than the \$75,540 that was budgeted.
  - Additional insurance options (General, Umbrella, Workers Compensation and Flood) resulted in a total insurance cost of \$104,147 compared to the budget of \$102,000.
  - Cathy N made a motion that we proceed with the Insurance committee's recommendation to select Renaissance RE property carrier with a 3% hurricane deductible, option 4. Seconded by Rob S. All in favor. Motion carried.
- Water Main Break Compensation (Cathy N, Rob S) –
  - Villa Towers received \$25,000 from the City of Riviera Beach on April 5, concluding our claim for compensation for damages caused by the August 18<sup>th</sup>, 2020 water main break. In addition, we received a \$2,000 credit on our City water bill. Therefore, we received \$27,000 of our \$29,500 claim. We are pleased with the outcome.
  - The pursuance of this claim was done without legal assistance.

**New Business** –

- Owner comments/questions:
  - Tom Leng asked whether high-impact windows are required in the "atrium" area (28 and 29 units). Cathy N responded that any owners replacing windows must conform to current codes. Upgrading to high-impact glass could impact the owner's individual insurance, but it is not a factor in obtaining building insurance.
  - Patti Hetrick brought information high-impact windows that she recently researched to replace her unit's windows. She has chosen to go with WindowWorld. Patti left the Information in the card room for anyone who is interested.
  - Rob S mentioned that a recyclable bin blew over resulting in garbage spilling and blowing. Tom Bernat, Cathy & Tom Newman picked it up. Cathy N reminded people that cardboard boxes must be broken down so the lids can fully close. When the lids are elevated, it allows wind to get in and move or tip the bins.
  - Nhan Dinh asked for an update on the turtle citation received in March. Cathy N explained that everything has been reviewed and okayed by the Turtle team. Owners

can be fined directly by the City if they are non-compliant. As a side note, "turtle glass" helps but not if bright lights are on in the unit so all owners must be aware.

Adjournment: At 3:32p.m. Cathy G. made a motion to adjourn the meeting. Seconded by Jeff F. All in favor. Meeting adjourned.