

Villa Towers Board of Directors Meeting
Tuesday, June 8, 2022
Meeting Minutes

Cathy Gill called the meeting to order at 5:00 p.m.

Roll call of Directors – Cathy Gill, Jeff Foster, Cathy Newman, Elizabeth Gittins.

Maria Kaliniak, Nhan Dinh joined after the meeting began

Notice of meeting – Confirmed posted in elevators and lobby on June 6th

Secretary Report (Elizabeth G) –

- Cathy G moved to accept the minutes of the April 19, 2022 BOD meeting minutes as previously emailed. Cathy N seconded. Cathy G, Cathy N, Jeff F, Elizabeth G in favor. Motion carried. Elizabeth G will post to the website

Treasurer Report (Jeff F) –

- Jeff reported that all owners are paid through May. A couple of units are outstanding for June. All in line with budgeted expectations. Results from end April:
 - 60K operating cash
 - 278K Reserve cash
 - 14K special assessment
- Yesterday a Notice of Cancellation was received for VT insurance due to the Federal Pacific electrical panels. Nine panels need to be replaced. The bid from August 2021 was 185K to replace the panels. Cathy N contacted Proton to refresh our bid & get scheduled to replace. Proton initially reported the job would take 3 days. The other companies have not responded with bids. Once Cathy N speaks to Proton or others, she will notify the board. We will need a special assessment for this project. If we can't get the updated proposal for work from Proton or others, we will be forced to the higher insurance carrier. The Notice of Cancellation is effective July 2, 2022. A BOD review and vote on assessment will follow when we have more information.
- An estimated assessment schedule based on \$225,000:
 - 30 stack \$5029
 - 29 stack \$2763
 - 28 stack \$4759
 - 27 stack \$4759

Old Business –

- Concrete restoration project update (Cathy G)
 - They are currently finishing the east wall. Next week work will begin on the catwalk and outer hallways, followed by owner's balconies. We budgeted for 50K and we are currently at 87K. We have spent the assessed amount and have moved into the reserves to fund this project. During the recent tropical disturbance, 930 had significant water in their unit. A crack was discovered and will be repaired.
- Painting project update (Cathy N)
 - The painting is tentatively scheduled for November 2022. Painting cannot happen during the wet season. We will rebid in August 2022. Initial bids received were 118K-190K. Painting protects the building and usually follows concrete restoration. A primer is applied to current concrete work, protecting it in the meantime.
- Comcast 5-year contract update (Cathy G)

- Waiting on the 5 yr contract from Comcast. June 21 is the date that Comcast estimated for delivering the contract. Once received, the BOD and attorney will review.
- Review Rules & Regs and other Forms updates
 - Forms have been updated and reviewed. Please use the website to retrieve the forms if needed.

New Business –

- Owner renovation approval (1127)
 - Cathy G moved to accept the construction renovation plans submitted by 1127 unit owners, as previously emailed. Cathy N seconded. All in favor. Motion carried.
- Seaweed Removal from beach (Cathy N)
 - John from Ocean Side Beach Service will rake and remove seaweed during turtle season. \$150.00 is the estimated charge per removal.
- 2022 Hurricane Season (Cathy N)
 - Armor Screens will be installed on June 28
 - In the event of a storm, please sign up in the lobby to volunteer your assistance in preparation.
 - There is a check list for storm prep in addition to securing the screens and many hands are always needed.
- Recent inspection and maintenance updates (Nhan / Cathy G)
 - Fire extinguisher inspection was done in April and several extinguishers were replaced. The Fire Inspector from the City of Riviera Beach visited on May 19. We are awaiting the inspector's final report but it appeared that only minor items were found. Active Alarm's test in early May identified a few issues. Cathy G will confirm if 228 and 1228 bedroom alarms were fixed.
- Florida Bill 4-D (Cathy G)
 - The recently passed Florida Bill 4-D was discussed. It establishes mandatory milestone inspections of condominiums within certain parameters, which includes Villa Towers. It appears that we will be required to have a structural inspection by a qualified architect or engineer by [December 31, 2024](#). As you know, we just had our building inspected by a Threshold Engineer and are now in the process of fixing identified issues with our concrete restoration project. In addition to a structural review, the Bill requires that a reserve study be done and that condominiums [fully fund](#) for structural items, as outlined in the Bill, and that owners cannot vote to waive this requirement, as we have done every year when approving our annual budget.
 - A committee was established to research this, explore options, and make recommendations over the coming year. Jeff Foster, Treasurer, and Nate Horvath volunteered to join the committee. Others are encouraged to join them.
- Other:
 - June 13th @ 4 pm – kick off of our 50th Birthday party planning
 - June 23rd – Unit 529 is closing
 - June 27th – Unit 328 is closing

Adjournment: At 6:13. Cathy G made a motion to adjourn the meeting, Seconded by Elizabeth G. All in Favor. Meeting adjourned.