

BANANA BAY CONDOMINIUM ASSOCIATION
ANNUAL BOARD MEETING

Tuesday, March 1, 2022, 7:00 P.M.

Held at the Clubhouse, 200 S. Banana River Blvd. Cocoa Beach, FL 32930 and via teleconference.

MINUTES

CALL TO ORDER – Barbara called the meeting to order at 7:01 P.M.

CERTIFY POSTING OF NOTICE – Barbara certified the 60-day notice and 30 days’ notice was posted, sent via mail and a courtesy email was sent to all residents.

CERTIFICATION OF PROXIES & ESTABLISHMENT OF QUORUM OF MEMBERS – Jennifer reported only 63 owners were present via proxy and on the telephone conference. A quorum of 69 was needed, therefore a quorum was not met. The meeting will be informational only.

APPROVAL OF PREVIOUS ANNUAL MEETING MINUTES –

Tabled the March 2, 2021 minutes for the next members meeting which will be at the budget meeting.

TREASURER’S REPORT - Barbara reported as of January 31, 2022

Operating Accounts	\$	20,986
<u>Reserves Accounts</u>	<u>\$</u>	<u>483,240</u>
Total	\$	504,226

Past Due Accounts is \$ 9,350 - Barbara reviewed that the delinquent account has sold, and the association has released the lien. The unit is expected to close and the association will collect the past dues.

REPORTS OF OFFICERS/BOARD MEMBERS – Barbara presented the 2021 Review of prior year projects:

- New Electric Panel in the clubhouse due to the insurance inspector required Banana Bay to update for coverage
- Completed the unexpected concrete repairs to unit 2312, and stucco issue with 2300 building garage areas and a townhome wall.
- Structural Woodwork included Banana Bay Signs, Fencing Project, Deck Project, Townhome Roofs Repairs
- The residents’ involvement with the 2016 KBB Grant Brazilian Pepper removal was compared with continuing work to keep our property behind the Dollar Store in good condition. The kayak area was cleaned up. Another rack would be helpful. We need to address and erosion issues with the stormwater overflowing onto our property.

Barbara reviewed projects for 2022:

- Swale drainage
- Possibly adding another Kayak Rack from scrap lumber
- Decks, Roof fascia and painting both midrise and townhome units continue.

OLD BUSINESS – n/a

NEW BUSINESS

Lagoon Friendly landscaping practices such as planting keystone (native) species and tracking organic soil improvement – in partnered with Brevard County Extension Office and Greenwing Lawn Fertilization Service

Electronic Vehicle Station – Barbara reported Tim Sparks has been gathering information and has recommendations to the Board.

Floating Dock or Ramp for Kayak area and/or Fishing Pier – Project recommendation from kayak-friendly owners.

Heating Pools – Barbara discussed possibly bringing back the heating pool project. She mentioned that Steve Winn obtained information and tried to implement a survey to poll the residents but did not get many responses.

Presentation of Board Members - The Board of Directors of 2022-2023 will be:

Bailey, Chris – Unit # 1002	Jackson, Phillip–Unit # 1604	Rose, Deborah-Unit # 1601
Forman, Pam - Unit # 2003	Peterson, Barbara-Unit # 2302	

New Business Unknown at the time of mailing – n/a

CLOVER KEY REPORT

Jennifer stated the second wave of coupon books will be mailed out this month by Sunrise Bank. The Cocoa Beach branch will no longer take checks such as bill pay or owners coming into the branch to drop off the check. Liz with Sunrise Bank confirmed all owners paying with checks will need a coupon booklet. All check payments will go to the Miami Hub for deposit and processing.

OPEN FORUM

An owner asked what it would take to vote for the heater? Barbara replied that more research information is needed before sending it out for a vote. Phil noted that if there is a way to supplement the additional cost for the COA during four months of the year, then possibly presenting to the residents it may pass, such as solar.

An owner asked if the 900 Building would get landscaping. The area was used for staging The 15 deck repair in section 4. Barbara will discuss planting with the owner after the meeting.

Barbara thanked Jennifer for being onsite weekly to review maintenance and open items. Barbara thanked the board for their time and continued service. Deb thanked Barbara for working overtime. An owner thanked the entire board for all their hard work and service.

NEXT MEETING—TBD

ADJOURNMENT – Barbara adjourned the meeting at 7:39 P.M.

Immediately following the annual member meeting, the Board of Directors will hold an administrative meeting to elect officers & discuss any other business that comes up.

Called the meeting to order: Barbara called the meeting to order at 7:40 P.M.

Deb approved a motion to approval of posting annual minutes of March 2, 2021 online and approval of February 22, 2022 minutes. Pam seconded the motion, and all in favor.

Board Positions: The board discussed and agreed to stay in current positions. President Barbara Peterson, Vice President Phil Jackson, Treasurer Pam Foreman, Secretary Deb Rose, and Director at Large Chris Bailey.

Painting Project – The Board discussed using the Spectrum \$27,200 payout to jump-start the painting project. However the the project will greatly exceed that amount. The Board allocated funds from reserves at the February 22nd meeting to cover the decking and roof facia projects. The Board will revisit financing the painting project with Anchor Painting.

Phil had a prior obligation and left the meeting.

Roof Repairs – Jennifer recommended that Rock Roofing provide a total estimate of repairs for budgeting. Rock Roofing is on-site making the repairs that have been determined but maintenance and the board. When they have found more damage from the vantage point of being up on a ladder,

they are asked to make the repair, The Board discussed the difficulty of Rock Roofing determining a repair cost until they get onto the roof to make repairs to the fascia.

NEXT MEETING—TBD

ADJOURNMENT - Barbara adjourned the meeting at 7:53 P.M.

Respectfully submitted,
Jennifer Vo, CAM#50768
Clover Key, Inc.