

BANANA BAY CONDOMINIUM ASSOC, INC
Board of Director's Meeting
To be held at the Clubhouse and via telephone conference.

August 30, 2022 at 11:00 A.M.

MINUTES

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Call to Order: Barbara Peterson called the meeting to order at 11:00 A.M.

Quorum of Board Members: A quorum of board members was established. President Barbara Peterson, Vice President Phil Jackson, Treasurer Pam Forman, and Secretary Deb Rose were present. Manager Jennifer Vo was present along with 9 owners present in person and 4 online. Director at Large Chris Bailey was absent.

Approval of Prior Minutes 4/12/22: Pam motioned to approve the prior minutes and seconded by Phil. All present voted in favor, and the motion carried.

Financial Report: Jennifer reported as of July 31, 2021:

Operating Account	\$ 11,244.46
<u>Reserve Account</u>	<u>\$ 436,657.46</u>
Total	\$ 447,901.92

Jennifer reported that the aged receivable is \$2,802.00 due to one unit in collections all other is coupon payments and late fee charges.

New Business

Update Handbook (RV Rules) : The Board reviewed the rules are created by the Board and presented to the owners as courtesy. According to Banana Bay documents the Board has the power to update, change, and edit the rules as they are not part of the declaration or amendment. The Board discussed the proposal RV Parking Rules that was e-mailed to the residents. From the audience feedback is to add that the RV owner must be present onsite with the RV and the RV cannot be left here for storage. Deb motioned to approve the RV rules as presented with additional language to cover RV cannot be left onsite as storage, and Pam seconded. All voted in favor and the motion carried.

Carports: The Board reviewed carports corrosion and mold underneath the carport. The Board will review possibly keeping the painting and pressure washing of the carport in house or hiring out.
Sidewalk – Tripping Hazard – Barbara reported Precision Sidewalk Safety evaluation in 2021, the cost for repairs estimated at \$8,994. The Board proposed to organize as Banana Bay project.

Hose Bib – Barbara reported the replacement of the 88 hose bib replacement is \$12 each, which will cost \$1,056.

Project Management Software & Microsoft Office Package: The Board reviewed scheduling, cost and pulling together various sources of maintenance needs and request.

Reserve Study – Deb motioned to use Druex Isacc for \$3,500 and Pam seconded. All voted in favor and the motion carried.

Engineering Study – The Board reviewed new law and discussed Beachside Engineering proposal of \$7,840.

Trees – Barbara discussed that Beach Tree Service has health medical issues and therefore they will not be able to come as scheduled. Management to review additional bids for Banana Bay, the Board request proposals for

\$35 per tree to be scheduled as soon as possible. Extreme Grounds provided proposal but they can do late October.

Old Business

Projects

Rock Roofing Repairs – Barbara reviewed the repairs on the townhome roof fascia, replace wood, caulked and sealed 2300/2400 roof area mansard, and Clubhouse Roofs needs minor repairs.

Anchor Painting

Townhome Decks Update: Barbara stated the townhome project is going well, 25 decks have been completed. Phil motion to approve \$11,297.92 from reserves to operating to cover townhome expense, and Deb seconded. All voted in favor and the motion carried. There are 18 more decks need to be repaired. The anticipated completion date is December 2023. Deb motioned to approve up to an additional \$12,000 from reserves to cover August expenses for the townhome project.

Management Report:

Jennifer reported 5 doors was replaced this summer. Deb motioned to approve \$4,280 from reserves to operating to cover door replacements, and Pam seconded. All voted in favor and the motion carried.

Jennifer reported a motion is needed for the pool umbrella from reserves to cover expenses. Phil motioned to approve \$406.60 from reserves to operating to cover for the 2 clubhouse pool umbrellas, and Pam seconded. All voted in favor and the motion carried.

Next Meeting Date: TBD

Adjournment: Barbara motioned to adjourned at 12:20 P.M, Deb seconded. All voted in favor and the meeting adjourned.

Open Forum (Summary of Discussion after Adjournment)

Reminder – Residents place do not leave shopping carts in the walkway.

Waste Management – Mattress and bulk pick up. Jennifer stated Waste Management has been onsite for cost estimate for pick-up of \$200. Waste Management will be onsite this week for pick up. Reminder for residents not to use dumpster for personal dumping as the waste company charges the association, therefore will increase homeowners' dues. Owners must have items hauled away at their cost included in mattress removal, appliance removal, and construction renovations need to be hauled away.

Pool Heating, Furniture, Garden Benches – Residents agree to wait to budget in 2023. Painting of the property needs to be done first.

Landscaping for Lagoon Health – Barbara reported on the landscaping.

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