

Minutes of the Board of Directors Meeting

Sea Air Towers Condominium Association, Inc. Wednesday, July 13, 2016

The Board Meeting was called to order at 7:03 pm by Mrs. Deanna Jimenez.

Board Members Present:

Mrs. Deanna Jimenez
Mr. Tom Jordan (Via Telephone)
Mr. Dionisio de la Torre
Mr. Leon Zucker

Board Member Absent:

Mr. Bart Vidal

Approval of Minutes: Mr. Zucker reads the minutes of the meeting of May 11, 2016. Mrs. Jimenez requests a motion to approve minutes as read. Mr. de la Torre seconds the motion. All voted in favor. Motioned passed.

GENERAL COMMUNICATION

It is important that owners their family, visitors and renters are aware of the following:

- **Thirty day renters** -their guests must be accompanied by the owner or primary renter throughout the property. Rules and regulations Pg. 8 General.
- **Dogs-** Only owners are allowed to have pets of any kind. There is a limit of three pets with a total weight of 25 lbs. Other than “support dogs” no renter or seasonal renter is allowed to have pets. See Rules and Regulations #34. Documentation for support dogs be received by the office two weeks prior to arrival for verification.
- **Children under 12** must be accompanied by an adult through all areas of the property. Small children that are not toilet trained **MUST** wear special swim diapers in the pool. The unit owner will be responsible and possibly fined if this rule is violated.
- **Cover ups and shoes** must be worn in the lobby and common areas when entering from the pool or beach. The service elevator is to be used when wet or carrying beach umbrellas, cooler, etc. Rules and Regulations: General
- **Do not move the furniture** from the sets of chairs and couches (west side of pool areas) etc.
- **Smoking:** Although smoking is permitted on the pool deck area, smokers must bring their own ashtrays. Flicking of ashes on the deck and/or planters, is strictly prohibited.
- **No clothing or towels** are to be hung over the balconies. Clothing dryer racks are not allowed. Please use dryers on each floor. Rules and Regulations #4.

- **The Tides Condominium:** They having problems due to short term renters. The attached link is from Chanel 10 news <http://www.local10.com/consumer/call-christina/short-term-rentals-become-top-concern-for-condo-owners-residents>
- **Someone vandalized** the elevator door on the third floor by peeling off the paint. This is a criminal action.
- **Updated hurricane procedures** will be available as a PDF on our website very soon.

NEW BUSINESS

- ✓ **Hallway Carpeting:** Mrs. Jimenez informs members present that the board is in the process of changing the carpets in the hallways. The carpet is now over 7 years old although it has held up to this date the problem is that the padding underneath is shifting from all the traffic it is receiving. The new carpet cleaning machine does not function properly because the carpet has been loosening up over time. The board is looking at tile carpet instead which will come with its own padding. The brand of carpet manufactures being considered is either Shaw or Mohawk. Renderings will be on display for the ownership to look at which will include 3 different sample to choose from. The proposed date to start is mid-September to be completed by mid-November right before the seasonal arrive.
- ✓ **Restroom Upgrades:** Mrs. Jimenez informs the members that the restrooms are also being considered for upgrading starting with the pool restrooms. The manager will obtain three (3) proposals for the work to be done.

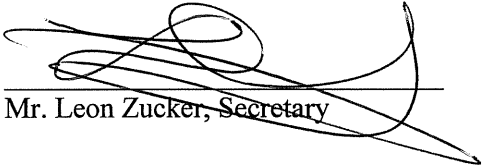
OLD BUSINESS

- ✓ **Fire Sprinklers Update:** Manager reports that the office has received over 155 signed Limited Proxy forms. The required amount to establish a quorum is 183. Every five years the association will need to vote on foregoing the installation of the fire sprinklers. The meeting is scheduled to take place on August 10th, 2016, in the building Ball Room.
- ✓ **Committee Report:** Mr. Zucker read the minutes from the grievance committee. Mrs. Jimenez makes a motion to accept the minutes from the grievance committee as read. All voted in favor. Motion passed. Mr. Zucker read the letter from the unit owner Mrs. Francisco affected by Mrs. Mohadam 2nd vehicle. To prevent an accident from occurring the board unanimously agreed that Mrs. Mohadam remove her second vehicle from her parking upon notification and allow only one car to be parked. Mrs. Jimenez makes a motion to place a \$50 fine per day up to \$1000 for non-compliance. All voted in favor. Motioned passed.
- ✓ **Manager Report:**
 - As of June 30th, 2016
 - Operating Account \$98,129.56
 - Reserve Account \$ 1,403,851.73
- ✓ **Building Service and Maintenance**
 - WIFI on pool deck from 7am to 7pm (7 days a week)
 - Sea Wall Maintenance
 - Repairs to inside of units
 - Housekeeping hours extended to 8:30pm 7 days a week.

- Hallway painting for main entry door on the 8th floor
- Laundry Machines
 - Manager obtaining bids from vendors.
- Cintas Fire Protection
- Schindler Inspection
- Diplomat Meeting
 - Meeting with Mr. Frank Becker head of security who oversees the receiving area.

Mrs. Jimenez motions to adjourn the meeting moved and seconded by Mr. de la Torre. All voted in favor. Motioned passed.

Meeting adjourned at 7:34 p.m.



Mr. Leon Zucker, Secretary

9/14/16

Date