

# Minutes of the Board of Directors Meeting

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## Sea Air Towers Condominium Association, Inc. Wednesday, May 11, 2016

The Board Meeting was called to order at 7:01 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 April 13, 2016. Mrs. Jimenez requests a motion to approve minutes as read. Mr. Zucker seconds the motion. All voted in favor. Motioned passed.

### **OLD BUSINESS**

#### • **Communication:**

- ✓ **Security:** Mrs. Jimenez introduces Mr. Chris Morin from Execupro Security who provides security services for the building. Mr. Morin explains to the owners of the new software that is currently being used by security to document incidents while patrolling the building. The officers are using a computer tablet and available to them are the following:

- Post Orders
- Parking Violations
- Maintenance Request

The new software also allows the officer to include in their report:

- Pictures
- Video or
- Audio

The new software is connected to Execupro main office which allows them to monitor the patrol officer via a GPS system. This will ensure that the officers on duty is patrolling the building as they are required to.

The security tablets have no access to You Tube, Facebook, Instagram. The tablet is specifically programed for work purposes only. Some security officers may be seen using their personal phone because the tablets does not come with flash lighting but personal phones do.

- ✓ **FPL Update:** Mrs. Jimenez allows Mr. Ortiz (Unit Owner and former FPL employee) to explain to the owners present the primary reason FPL was working in the building VOLT room. Mr. Ortiz explained that the primary reason was to improve the reliability of service. The building is equipped with a primary feeder (which is called the “preferred”) and also there is an emergency feeder. In case of any unexpected power surges with the preferred feeder it will automatically transfer to the emergency feeder. The transfer is called a throw over service feeder. The new throw over service feeder was changed from an oil base to a suction switch. FPL performed a test and it was a successful test.
- ✓ **Memorial Weekend:** Mrs. Jimenez reports if weather permitting the association will have a BBQ on the pool deck. Hot dogs and Hamburgers will be served with drinks. Also she is currently working on updating the Hurricane information sheet, Rental and Rules and Regulations.
- ✓ **Fire Sprinklers:** Manager reports that the association must comply December 31<sup>st</sup>, 2016. The association must have contracted a license engineer to begin evaluating the fire sprinkler installation. However, the association has the option of forgoing the installation by fifty percent plus one. Manager reads the notice that will be mailed to ALL unit owners to vote either in favor of forgoing or against forgoing the installation. Included in the package will be a Limited Proxy and a Voting Certificate. The proposed meeting date will take place on July 27<sup>th</sup>, 2016.
- ✓ **Committee Report:** No Report.
- ✓ **Manager Report:**
  - Owners took advantage of the Dumpster required a 2<sup>nd</sup> Dumpster.
  - Additional outdoor furniture was purchased for the pool deck.
  - Office phone installation has completed.
  - FPL on property to change equipment in the volt room.
  - WIFI is still pending.

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

Meeting adjourned at 7:40 p.m.

  
Mr. Leon Zucker, Secretary

7/20/16  
Date