

Minutes of Special Board of Directors Meeting

Sea Air Towers Condominium Association, Inc.

Wednesday, February 10, 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. Bart Vidal
Mr. Leon Zucker

Board Member Absent:

Mr. Dionisio de la Torre

Approval of Minutes: Mrs. Jimenez summaries the minutes of the organizational meeting of January 20th, 2016 and Mr. Zucker read the minutes of the meeting of December 2nd, 2015. Mrs. Jimenez requests a motion to approve minutes as read. Mr. Vidal seconds the motion. All voted in favor. Motioned passed.

- **President Message:** Mrs. Jimenez thanks the ownership for their vote. The past election had a record number of owners who voted. Thanks for your vote of confidence. A recent letter was sent out to the membership saying more communication will be used. If owners wish to receive email communication, they will need to provide us that information, in order to receive information from the association via email blast. However, more negative communication has also been sent out by others using the words “force” and “fight” those type of words will never unify the owners. The board will not tolerate this type of behavior from those unit owners.
- **\$500 Deposit:** Mrs. Jimenez informed the owners that the \$500 deposit received from unit owners for rental of their units to protect the common areas will be refunded back to the owners. The monies received were deposited in an interest free bank account. The matter was reported to the State of Florida DPBR and these funds have been refunded. Our documents will need to be amended in order to enforce such deposit in the future.
- **Fire Sprinklers:** Mr. Zucker reads the following information:
The sprinkler opt-out law was amended by Senate Bill 1196 this past session. The new version of the opt-out law made some notable changes, including:

Extends the deadline for sprinkler retrofitting from 2014 to 2019, it includes a new requirement that by December 31, 2016, an association that is not in compliance with the requirements for a fire sprinkler system and has not voted to forego retrofitting, must initiate an application for a building permit for the required installation, demonstrating that the association will become compliant by December 31, 2019.

1. Reduces the required vote for approving the opt out from two thirds to a majority of the voting interests.
2. Removes the ability of the association to provide electronic notice of the meeting held to opt out of retrofitting requirements.
3. Includes a new requirement that if there has been a previous vote to forego retrofitting, a vote to require retrofitting may be called for by a petition signed by 10 percent of the voting interests. Such a re-vote may take place once every three years.

Engineered Life Safety System

One additional significant change to the opt-out law has created some uncertainty regarding the effect of the opt-out vote. Under the former version of the opt-out law, it was clear that upon the requisite vote of the members, the association was not obligated to retrofit “with a fire sprinkler system or other engineered life safety system.” This language from the old opt-out law is consistent with the underlying requirement of the fire code, which allows compliance by installing “an approved, supervised automatic sprinkler system or an engineered life safety system.” Under the new version of the law, the association is not obligated to retrofit “with a fire sprinkler system” if the unit owners vote to forego retrofitting, but all references to the ELSS have been removed from the statute. Because the underlying requirement is to install either the sprinklers or the ELSS, and the new version of the opt-out law only appears to allow the association to forego installation of the sprinkler by conducting the opt-out vote, it is possible that the law could be interpreted to require the installation of the ELSS even if the association opts out of sprinkler retrofitting. In addition, if an ELSS is required after an opt-out vote, it is not perfectly clear from the new law whether the ELSS can be required to include partial sprinklering. With respect to sprinkler retrofitting for high-rise condominium buildings, one option would be to comply with the underlying law by fully sprinklering the building or installing an ELSS, without the necessity of conducting an opt-out vote. Another option would be to conduct the opt-out vote, in which case it would be advisable to determine where the ELSS costs to install alone. Some associations have decided to take a “wait-and-see” approach to determine how the ELSS issue will be interpreted by local fire officials and to see whether the law might change again.

The cost per unit owner is anticipated to be in the amounts of \$10,000 to \$15,000 per unit.

- **Painting of Hallways:** Mrs. D. Jimenez updates the membership present. In previous meetings sample colors were placed in the PH and 16th floor for viewing. Based on unit owner feedback the color was selected and now the PH and 16th floor have been painted. We had hoped that our employees could do this work but other issues projects and other building maintenance require us outsource this work. Quotes will be solicited and reviewed and a contractor will be chosen.
- **Pool Deck Upgrades:** New upgrades have been added such as furniture, umbrellas and bases. Also will be adding curtains to decorate 21 canopies poles. The cost of the curtains was \$3200. The installation will be done by others. This work will be done the following day.
- **Building Insurance:** Manager informs the board on the upcoming insurance renewal. Building insurance ends April 30th, 2016. Manager has met with Wells Fargo Mr. Juan Cordoba to go over the upcoming renewal. It is anticipated to come in less than what the association paid for last year. A meeting has been scheduled for February 17, 2016 to meet Mr. Cordoba and explain our upcoming renewal. Manager informs the board that they can interview other insurance brokers but must select one to obtain the quotes for insurance on the building.


- **Forming of Committees:** Mrs. Jimenez explains that the only committee being considered is the Grievance Committee with a total of three (3) that will be selected. If anyone is interested in participating applications will be accepted before February 25th, 2016. Intentions should be delivered to the Management office to the attention of the Manager.
- **Manager Report:** Manager informs the board the Mr. Sam Sanfree is working on the association year-end financial Financials and it will soon be available for a draft review by the board. The association financial as of December 31, 2015 is as follows:
 1. Operating Account \$239,017.00
 2. Reserve Account \$1,212,979.29

Ongoing maintenance Projects are:

- New Waste Management Agreement
 - Paying \$400 per month less.
 - Will supply (2) twenty-yard trash container for general garbage.
- Repaired 65 Ton a/c for the east corridors.
- Installed timers to a/c units (Silver Room, GYM and Residential Lounge).
- Replace regular cameras to High Definition.
- Balcony repair to 1224.
- Pressure clean the North side of the building.

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

Meeting adjourned at 7:35 p.m.



Mr. Leon Zucker, Secretary

2/9/16

Date