

# Minutes of the Board of Directors Meeting

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## Sea Air Towers Condominium Association, Inc.

Wednesday, September 14<sup>th</sup>, 2016

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

### Board Members Present:

Mrs. Deanna Jimenez  
Mr. Dionisio de la Torre  
Mr. Leon Zucker

### Board Member Absent:

Mr. Tom Jordan

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

- **Board Resignation Letter** - Mrs. Jimenez informs the owners present that a letter has been received by Mr. Bart Vidal where he is notifying the board that effective immediately he will no longer be serving as treasurer of the board. This is due to his wife's health condition. They have decided to sell their unit. Mrs. Jimenez reads his letter and accepts along with the members present his resignation letter. At this time, the board has no plans on filling Mr. Vidal's vacancy.

- **Disable Residents** - Mrs. Jimenez informs the owners present of an incident that took place on the pool deck several weeks ago. A unit owner shouted to the parents of a disable child who were on the pool deck to "take their son to the beach". Mrs. Jimenez urges ALL owners to have a little more compassion towards one another.

- **Retrofitting Update** – Mr. Zucker reads the attorney letter which was mailed to ALL unit owners. This is the meeting that took place on August 10<sup>th</sup>, 2016 were the membership voted to forgo the statutory retrofitting of the Common Elements along with the fire sprinkler system. The results were as follows:

- **Total Votes:** 217
- **Votes in favor to forego retrofit:** 209
- **Votes to retrofit:** 8

Manager informs the board that the letter received must be provided to ALL buyers and rentals.

- **Beach Life Guards** – Mrs. Jimenez informs the owners as per a Community Notice received that the Hollywood life guards are at risk of being cut to save funds. A notification was sent to residents on the beach via email on how to save the lifeguards. The manager proposes to place the community notice on mail chimp for the owners so they are aware with the hope of getting owners to participate in the petition.

## OLD BUSINESS

- ✓ **Halfway Carpeting Update:** Mrs. Jimenez updates the members present that the carpet they are looking at is one piece rugs rather than carpet tiles. The tiles where the original idea. However, the board is now looking for one piece rugs not carpet tiles. According to the Mohawk representative it is beneficial to place full size carpets as it provides more custom designs. The standards continue to be high commercial grade with its own padding for proper placement. More information shall be provided. Mrs. Jimenez also states that because the retrofit will not take place the board is looking to replace the PH ceiling tiles as the current ones are not in acceptable conditions.

- ✓ **Committee Report:** No committee reports.

- ✓ **Manager Report:**

- As of August 31<sup>st</sup>, 2016
  - Operating Account \$1114,156.82
  - Reserve Account \$ 1,462,724.47

- ✓ **Building Service and Maintenance**

- July 20<sup>th</sup> Meeting with Frank Becker
- July 29<sup>th</sup> AT&T Site Survey
- July 3<sup>rd</sup> Marble Floor Polished
- August 29<sup>th</sup> Concierge Plus
- August 29<sup>th</sup> Finalized east camera installation
- August 31<sup>st</sup> 1405 Water closet incident
- Labor Day
- Meeting with Laundry Machine Contractors

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

Meeting adjourned at 7:26 p.m.

  
Mr. Leon Zucker, Secretary

Date

10/21/16