

Minutes of the Board of Directors Meeting

Sea Air Towers Condominium Association, Inc.

Wednesday, November 16th, 2016

The Board Meeting was called to order at 7:05 pm by Mrs. Deanna Jimenez.

Board Members Present:

Mrs. Deanna Jimenez

Mr. Tom Jordan (Via telephone)

Mr. Dionisio de la Torre

Mr. Leon Zucker

Approval of Minutes: Mr. Zucker reads the minutes of the meeting of October 19th, 2016. Mrs. Jimenez requests a motion to approve minutes as read. Mr. Jordan seconds the motion. All voted in favor. Motioned passed.

Communication:

- Mrs. Jimenez, reports that the 1st Notice of the Annual/Election package has been mailed to all the owners. If anyone has not received the package it is important that owner notify the management office so it is mailed promptly. The 2nd package is schedule to be mailed on the last week of December.
- Mrs. Jimenez reports that owners renting for the season are to follow the guidelines for rental. The guidelines were previously sent via email system. If an owner did not receive the notification they are to contact the management office and update their email information.

NEW BUSINESS:

- **Pool Canopies:** Mrs. Jimenez reports that the first pool canopy has been installed the others will be installed by the following week.
- **Laundry Contract:** The Manager has obtained three proposals, of the three received two are being considered. The current contract from CSC is current until March 2017. The owners shall receive updates at our following board meetings.
- **Vallet Contract:** The Manager has obtained three proposals from other companies, of the three two are being considered. The current provider is Southern Parking their contract will expire on December 31, 2016. The owners shall receive an update at our next board meeting.

OLD BUSINESS:

Hallway Carpeting Update: Mrs. Jimenez updates the members present as previously notified in our last meeting two designers have been providing the board with different types of carpet designs patterns. One of them has provided their final renderings however, we are waiting on the second designer's final renderings. The carpets will not be installed until after the season. As soon as the final

renderings are received they will be available for viewing. The ownership will have an opportunity to choose their favorite design pattern.

Committee Report: No Report.

Manager Report:

As of October 31, 2016:

Operating Account: \$125,188.37

Reserve Account: \$1,537,824.16

- The association has received the property tax invoice in the amount of \$114,443.56. The invoice shall be paid in a timely manner before November 30, 2016.
- The current laundry contracts is with CSC however we have received a proposal from Laundry Systems. Both companies are offering new Speed Queen top loaders and like new Speed Queen dryers. Laundry Systems has submitted their proposal to allow the association to keep 18 months 100% of collections and thereafter, a cost of 24.95 plus tax per machine.
- Southern Parking has proposed an increase on service from \$8.00 per hour to \$8.50 per hour. We are still in negotiations.
- Pool Canopies frames have been repainted by our maintenance staff. The new canopies will be reinforced on each corner and the rivets will be stainless steel instead of plastic.

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

Meeting adjourned at 7:20 p.m.

Note

After the board meeting the membership was previously notified of an ownership meeting to take place after the schedule board meeting to openly discuss the proposed 2017 budget. The Manager will explain the proposed 2017 budget to the owners present who will be given the opportunity to ask questions concerning the proposed budget.


Mr. Leon Zucker, Secretary

12/11/16
Date