

Minutes of Meeting

Sea Air Towers Condominium Association, Inc.

Wednesday, February 22nd, 2017

The Board Meeting was called to order at 7:14 pm by Mrs. Deanna Jimenez.

Board Members Present:

Mrs. Deanna Jimenez

Mr. Tom Jordan (Via Telephone)

Mr. David Twitchell

Mr. Leon Zucker

Mr. Kaj Koci

Approval of Minutes:

Mr. Koci reads the minutes of the prior meeting. Mrs. Jimenez requests a motion to approve minutes as read. Mr. Zucker seconds the motion. All voted in favor. Motioned passed.

President Communication:

Mrs. Jimenez welcomes the reelected and new members to the board and thanks the owners for their vote of confidence. The 2017 board members are strongly committed in working together and making Sea Air Towers a good place to live. Each member will bring new ideas to share and further improve the building. She communicates the importance of getting along and not attacking via email. Correct information must be obtained before any accusations are communicated.

New Business:

Exterior Building Paint: Manager provides the board with painting specification from Sherwin Williams. Painting contractor shall be presented with the specification and provide a sealed bid package to be opened at a board meeting.

Building Insurance: Manager has also met with the Insurance Broker Mr. Juan Cordoba to begin the process of renewing the building insurance expiring in April 30th, 2017. We are anticipating on not exceeding the budget figures estimated for this year. All carriers will be "A" rated companies. Manager has also interviewed with another Insurance Broker.

Old Business:

Laundry Contract: Laundry Systems will be bringing in their laundry machines soon. They are schedule to be change on or about March 1st, 2017. The laundry floors will also be change from linoleum to porcelain tile. Notices shall be placed providing the resident with prior notification of when the floors will be changed.

Hallway Carpeting Update: Mrs. Jimenez introduces Mrs. Jennifer Feldman from Capital Contractor Services from the Design and Renovations Division. Mrs. Feldman has been working with the board in designing the correct carpet samples for the hallways. She presents two carpet samples and renderings carpet designs. Both carpets are 38 oz. solution dyed material. The carpet is made in the USA manufactured by Shaw. The selected carpet will be installed with a double glue down procedure A rubber padding will also be glued to the concrete floor. The warranties are as follows:

- 1 Year on workmanship
- Life time guarantee on the yarn
- 10 Year warrantee of the carpet

For the owners who do not live here the carpet renderings will be emailed. The samples and renderings will be placed in the lobby for the owners to vote on. The deadline to place your selection will be March 10th, 2017.

Mr. Twitchell shared his ideas for removing the existing mural located in the main lobby and replacing it with an Italian marble stone which is being donated by the Diplomat Hotel. However, the material will be at a first come first serve basis. A sample of the marble was presented at the meeting. The cost is yet unknown. The Manager will obtain proposals to determine the cost. Ownership approval will be required. Mrs. Jimenez has also informed the members present of the following proposed changes:

- Enclose the Manager office
- Change the PH ceiling trays

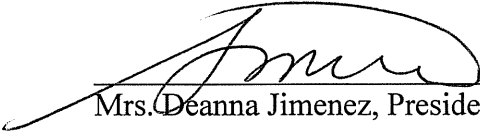
Committee: Mrs. Jimenez informs that there are currently three (3) members but the board would like to increase the to five (5). Deadline to submit your intent is March 1st.

Manager Report:

- Financial ending in January 30th, 2017
 - Operating Account \$9,494.08
 - Reserve Account \$1,643,034.33
- Trash Chute has been serviced and Sanitized
- 2016 Financials will soon be available
- One of the two main water pumps was serviced
- AT&T contractors were here to inspect the building with preparation of fiber optic installation May 1st, 2017.
- 10 New Umbrellas and 10 bases have been ordered.
- Black pipe repairs.

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

Meeting adjourned at 7:58 p.m.


Mrs. Deanna Jimenez, President

3-15-17
Date