

Bella Harbor Condominium Association, Inc.
Board of Administrators Meeting
January 27, 2020

The meeting was called to order by Pat Gribble at 10:01 am.

Board members present were Pat Gribble, Loretta Haehn and Bill Brue. A quorum was established. Nickisia Sheyka from Vesta Property Services was in attendance.

A motion was made by Loretta and carried unanimously to waive the reading and approve the minutes from December 10, 2020.

Nickisia presented the management report. (copy attached)

Nickisia read through the financial report. Al Spino raised a question about whether or not the reserves were being depleted. It was explained that the reserves are being funded monthly, but not at full capacity per the last special meeting, but they are being funded monthly.

Unfinished Business:

Spa-The leaks are still being located and bids for heating have been received. Loretta made a motion to use Not Just Another Pool Service. It will be asked if a change can be made to a solution instead of chlorine and about a liquid cover to retain heat. Bill 2nd. Carried Unanimously. The question about the price if gas and maintenance was raised regarding reheating the spa. These will be presented at a subsequent meeting.

New Business:

Loretta made a motion 2nd by Bill carried unanimously to go with Otis Elevator for a 3 year term for maintenance and repairs.

AT&T Contract-a motion was made by Loretta and 2nd by Bill and carried unanimously to go with Dynafire for a wireless solution for the elevators getting rid of the landlines and Ipad contract with AT&T.

The end of year financials has been sent to the auditor.

Bids are being solicited to split the maintenance and repairs for the fire suppression system.

Bids are being solicited for pressure washing the breezeways in all 3 buildings. Loretta made a motion, 2nd by Bill and carried unanimously to obtain 2 more bids and go with one that does not exceed \$1500. Hi Tech will be contacted about getting the gum up in the breezeways specifically by the elevators.

Bids are still being solicited to split the maintenance of the Fire Alarm Inspection/Repairs which include sprinklers, backflow, extinguishers and monitoring of alarm.

Nicki will get a bid for fixing door handles and painting of doors to equipment maintenance rooms.

Yellowstone is set to begin 2.1.20. Loretta would like to walk through the first time with them and we are looking to have 2 sprinklers capped off which are spraying into storage for 100-101. Also the Palms next to 300-111 need trimming.

Annual meeting is set for March 24, 2020 at 10am at Realty Exchange.

A motion to adjourn was made by Loretta, seconded by Bill and carried unanimously. The meeting was adjourned at 11:26 am.

Respectfully submitted to the Bella Harbor Condominium Association Board of Administrators.

Nickisia Sheyka, LCAM
Portfolio Manager
Vesta Property Services