

Bella Harbor Condominium Board of Directors Meeting Minutes

**MAY Management Services, INC
1 Hammock Beach Pkwy. STE.102
Palm Coast, FL 32137
Office (386) 446-0085
Fax: (386) 246-4071**

Wednesday March 29.2023

Location: MAY Management 1 Hammock Beach Parkway STE 107
and Teams Meeting dial in.

Meeting Minutes

Call to Order/Quorum

Quorum was established with the presence of President David Valinski, Darlene Brue, and Jean Smith. Also present was Joyce Connolly and Tiffany Pometto representing May Management. The meeting was called to Order at 10:04 am by David Valinski.

Manager's report- Joyce Connolly gave an update of what she worked on for the month of March. Owners, vendors, and inspections.

Treasurer /Financial Report Darlene Brue discussed financials. Darlene Brue stated that in January they were under \$6,500. February they are over \$1,000 Past due owners \$16,600. The association owes back to reserves \$77,000. Jean Smith made a motion to accept the Financial Statement. David Valinski seconded the motion. All in favor. Motion carried.

New Business

a. Special Assessment

1. Otis Elevator repair:
David Valinski discussed the meeting he had with Otis Elevator on moving forward with the elevator project. \$45,119
2. Reimbursement Insurance funds to reserves: - discussion was made that owed to the reserve \$18,605 for insurance.
3. Total assessment is \$ 63,724. Assess per 42 units = \$1,517

David Valinski made the motion to propose to the board to assess owners \$1,517 per unit paid in full. Darlene Brue seconded the motion. All in favor. Motion carried.
Open Discussion was made by the board.

- b. **Power Washing of sidewalks** –David Valinski stated that the tree trimming money set aside can pay for the power washing. David Valinski made a motion to approve the \$2,000 proposal from Soap & Suds. Darlene Brue seconded the motion. All in favor. Motion carried.
- c. **Voting rights-** David Valinski made a motion to suspend the voting rights of the owners that are over 90-day delinquent. A discussion of the three units was had. Jean Smith seconded the motion. All in favor.

d. Formation of Committees

1. Landscape Committee- discussion was made to keep an eye on lant Life and make landscaping improvements.
2. Rules and Regulations- discussion was made to update the Rules and Regulations. They haven't been updated since 2021. David Valinski discussed parking issues.

Adjournment- Jean Smith made a motion to adjourn the meeting at 11:24am. Darlene Brue seconded it. All in favor.3-3