

Bella Harbor Condominium Association, Inc.
Board of Administrators Meeting
August 6, 2020

The meeting was called to order by Pat Gribble at 10:02 am.

Board members present were Pat Gribble, Loretta Haehn and Bill Brue via conference call. 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 the June 1 and July 15, 2020 meetings.

Darlene Brue covered the financial report. Per Darlene the association is currently over budget by \$19,000 Ground Maintenance \$5,000.00, Pool \$5,000.00 and \$9,000 for Building Maintenance.

Nickisia presented the management report.

Unfinished Business:

Loretta made a motion to approve the proposal from Pernell Construction to repair the storage door for 100/101 for \$315.00. Carried unanimously.

Loretta also made a motion to approve the proposal from MacGregor Welding to repair the handrail in building 100 for \$1200.00. This will come from reserves. Carried unanimously.

Loretta made a motion to accept the renewal of the Insurance from Thompson and Baker hopeful that a lower price would come in. Carried unanimously.

New Business:

Loretta made a motion to accept using the ARC form created by Vesta. Carried unanimously.

Building maintenance will be tabled until after Hurricane Season.

Pat covered the annual fire inspection and advised that the charges to correct would be under \$500 and have been approved.

Loretta covered disposition of the Ipads obtained from AT&T as part of the contract. Loretta made a motion to keep the 3 , 1 opened ipad and 2 unioened. She would purchase the one she has and will give one to the treasurer. Carried 2 to 1.

Bill made a motion to approve the proposal from Pernell's Construction to repair the wall in the kitchen in the pool area for \$925.00. Carried unanimously.

Pat made a motion to approve Vesta to schedule main drain repair in the pool as long as under the allowable limit.

Spillway tabled until next year.

Next meeting will be set for September for Budget Meeting.

A motion to adjourn was made by Loretta, seconded by Bill and carried unanimously. The meeting was adjourned at 10:44 am.

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

Nickisia Sheyka, LCAM
Portfolio Manager
Vesta Property Services