

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**

Thursday 9.7.2023

Location : MAY Management 1 Hammock Beach Parkway STE 107

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. Meeting was called to Order at 10:00 am by David Valinski

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

Treasurer /Financial Report Darlene Brue discussed financials. She spoke of alarm panels 2 and 3 \$9,800 over budget 2,700.

Unfinished Business

- **Dumpster-** David Valinski stated that the dumpsters needed to be moved. Joyce Connolly will call Donna at ELS.
- **Parking-** David Valinski asked for violations be sent for chairs in the garage.
- **Parking Garage-** The board stated the rules and regulations for the parking. 2 cars in the garage plus reserve. Permit tags needed.
- **Building Soffit-**Quote from R & R \$2,500

New Business

a. Handicap Parking- DAVID Valinski spoke about perhaps changing the handicap spots. making 2 of the handicap spots into regular spots.

b. Tree Trimming- David Valinski asked Joyce Connolly for 3 quotes for the tree trimming.

c. 2023 Painting – 2014 quote was 600,000 was put on hold.

d. Committee's- discussion was made on possible committees.

- 1. Compliant/fine Committee**
- 2. Maintenance and Landscaping**
- 3. Social**
- 4. Finance Committee**

e. Reserve Study- discussion was made on reserves.

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