

Bella Harbor Condominium Association, Inc.
Board of Administrators Meeting
October 16, 2020

The meeting was called to order by Pat Gribble at 10:36am

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 August 6, 2020 meetings.

Darlene Brue covered the financial report. Per Darlene the association is currently over budget by \$27,000.

Nickisia presented the management report.

Unfinished Business:

A motion was made by Loretta and 2nd by Bill to go with Total Comfort for the emergency lights cited by the Fire Department at their annual inspection. A sign has been added for the docks. These were the last 2 items required by the Fire Inspector to be in compliance.

2021 Budget Review-Pat made a suggestion to add a GL for propane for the spa and pool heater in the amount of \$2000 annually since the association is spending approximately \$500 a quarter to fill. Loretta suggested adding a category for the spillway repair, but it was decided this would come from reserves. It was also decided to add \$900 more for mulch under the landscape additional projects category. Nicki will make changes and resend budget to the committee for review before sending the notice out to the association.

Building 100 Hallway Non-Skid Repair. There is a bid from FCC and the board has been trying to solicit other bids but are running into the issue that the job is too cumbersome. Warranty would require nonskid paint to be taken down to concrete. May require a special assessment. FCC has bid this job; Maxwell Painting will be submitting a bid and Vesta will contact Chris Conklin and A-Z for a quote. This is a liability issue and needs to be rectified.

New Business:

Building 200 South Flat Roof Repair: We have received quotes from Total Comfort and DG Meyer for raising the AC's. It has been determined that the best way to reseal the roofs requires the AC's to be raised and the electrical wiring to be lifted. A letter was sent to the owners in the south side of 200 regarding the AC units being raised and the electrical wiring being lifted and the possibility of the association and the owners that reside on the south side of 200 to split the cost.

Lightning Strike Repair insurance claim. There is a \$5000 deductible so far, the association has paid \$4702, and is still waiting on a bill from Internal Fire Protection, but the association will be able to recoup some of this expense.

Open Forum:

Bob Wagaman asked for Vesta to contact Waste Management regarding missing or faded on the dumpsters. Boxes are also not being broken down and the dumpster is filling up quickly.

Bob Wagaman also stated he repaired the FCSO sign at the entrance. Pat suggested that any time work is done that a volunteer form be filled out and turned in so that we are not double scheduling or paying for repairs.

Mike Griffin asked why the pool heater was being heated in the summer. He stated a lot of expense has gone in to improve the pool and it is the only amenity and should be heated year-round.

Pat also stated the association needs to start acquiring bids for painting as the association is scheduled to start painting all buildings in 2021.

Next meeting will be set for November 17, 2020 and is the Board budget approval meeting.

A motion to adjourn was made by Loretta, seconded by Bill and carried unanimously. The meeting was adjourned at 11:52 am.

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

Nickisia Sheyka, LCAM
Portfolio Manager
Vesta Property Services