

Vizcaya

Board of Directors' Meeting Minutes Tuesday, October 16, 2007 Vizcaya Recreation Hall

Call to order

Dr. Ralph Calatchi called the Meeting of the Board of Directors to order at 4:00pm at the Recreation Hall of Vizcaya. The notice was duly posted. The property Manager was asked to take the roll. A quorum was present.

Directors

Present

Dr. Ralph Calatchi, , Mr. Randy Randolph, Mr. Lee Corson, Mr. Martin Biafora, Mr. Martin Landes, Dr Joanie McConnell

Also Present

Tom Wilson and James Martin of MWI Campbell Management

Minutes

Dr. Joanie McConnell read the Meeting Minutes of September 18, 2007.

Motion

Mr. Landes made a motion to approve the minutes of September 18, 2007.

Mr. Biafora seconded the motion. All were in favor. The motion passed.

Treasurer's Report

- a. **Dashboard Report:** Mr. Wilson gave the details of the Dashboard Report. With the new fiscal year, the budget is on-target except for the insurance line item. This overage will be remedied by the mitigation credits. Mr. Corson added that approximately \$21,000 of these monies has been received, but more is expected. Mr. Wilson also noted that \$100,000 have been moved to the Reserves (Money Market account).
- b. **Delinquencies:** With the report only one day old, there were five delinquencies. These will likely be remedied in the next few days.

SBA Loan Update

Mr. Corson said \$664,330 has been received, and another \$100,000 has been requested to defray additional costs of the Association. The interest rate is favorable at 4% over 30 years. The SBA will take two to four weeks to issue notification.

Committee Reports

- a. **Landscaping:** Mr. Randolph praised Patrick and Area Landscaping. The extremely strict Pompano Beach city arborist inspector will allow only two trees to be cut down, despite exposed and encroaching roots. The trees approved for removal are near 4106 and 4108. So-called "High-rise Oaks" will be planted instead, which are more suited to planting near buildings and pathways. As for the backed up drains, the quote to clean all totaled \$3,000; therefore, the drains near 4128 only will be cleaned. Caps will be replaced, and stones and edging will be placed to keep the grass from overgrowing.
- b. **Pool:** Dr. Rose was out of town, but Candice Daly reported that the Jacuzzi was down due to a plumbing leaks.

Old Business

- a. **Fountain Replacement in Gardens:** Mr. Randolph reported that fountains are not complete because of the rain. Two days of dry weather are required for the man to work.
- b. **Security Camera at Gate to protect property:** Mr. James Martin was asked to re-contact Devcon to make a real life demo of the proposed two cameras and a DVR for the Gatehouse.
- c. **Key Change for Thermostat Control Boxes:** Mr. James Martin reported that Anthony locksmith is having difficulty sourcing replacement locks to fit the existing boxes. Upon the strong recommendation of Candis Daly and James Martin, Dr. Calatchi postpone any action until further notice
- d. **Lobby Tile Restoration and Elevator Tiles Replacement Update:** Mr. James Martin reported that the project was completed. The grout was darkened, which improved the look. Certain tiles are chipped in 4112 and 4116. Mr. James Martin will follow up.
- e. **Ryder Pest Control Report of Missing Keys:** Mr. James Martin expects a report from Ryder next week.

New Business

- a. **Recycling Containers:** Not required by the city; therefore, the Association would incur costs to institute recycling pickup. Tabled.

- b. **Waste Management Refund Update:** Mr. Tom Wilson read the letter that went out to Waste Management explaining the overcharging situation. The total refund expected is \$2,862.58. A copy has been sent to counsel Justin Fienberg
- c. **Repair of Hinges on Two Fiber Glass Hoods at Pool:** Mr. Corson reported that aluminum plates have been ordered to replace rotted fixtures. They will arrive Friday or Monday. Jim will install them.
- d. **Re-strapping of selected chairs of Pool Equipment:** Mr. James Martin explained that the process would involve 24 chairs to be repaired off-site at \$52 per chair. The process would involve 12 chairs at a time so that they would all be repaired in 2 weeks time.

Motion

Mr. Biafora motioned to approve the restrapping of 24 pool area lounge chairs at \$52 per chair. Mr. Randolph seconded. All were in favor. The motion passed.

Manager's Report

- a. **Security System:** Mr. James Martin reported that Devcon has offered to bring their equipment to Vizcaya to demonstrate it, because they were unable to obtain permission for us to visit another association's Devcon installation.
- b. **Roof Fans:** A report will be available by the next Board meeting.
- c. **Attic Cleaning:** Mr. Martin presented D & P Construction's proposal to remedy a construction defect in the attics that has resulted in birds gaining access and roosting and in the improper collection of water. Dr. Calatchi recommended fixing one of the attics only as an initial step. Mr. Corson proposed 4106 as the attic in the worst condition, to be fixed first. The proposal is \$600 per attic.

Motion

Mr. Randolph motioned to contract D & P Construction at the agreed price of \$600 to remedy the attic of building 4106, which will prevent birds from gaining access and will reroute rainwater to the correct channels of egress. Mr. Corson seconded the motion. All were in favor. The motion passed.

Announcement: Dr. Joanie McConnell gave Mille Gutterman's reminder about the party on December 1st. Information will be sent out shortly.

Audience to Be Heard

A unit-owner complained that his last month comments were not reported in the minutes approved today. Well, the minutes are not a verbatim transcript of all the speakers'

words but a summary of the most important items.

- a. Fountain turning green
- b. Pool tiles need scrubbing
- c. 4116 pelted with golf balls since the hurricane took down the trees on the corner. Has there been damage to the building?

Motion

Mr. Randolph motioned to adjourn. Mr. Corson seconded the motion. All were in favor. The meeting adjourned at 5:18pm.