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BI 24 meeting minutes

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Wed, Apr 24, 2013 at 10:49 AM

To: "Inc. Atlantic Community Association Management & Accounting" <atlanticcama@gmail.com>

BI 24 meeting minutes
4/18/13

Call to order 5:06 PM

It was determined a quorum was present.

Discussion about the sprinkler system took place. It was requested management look into why it was estimated 12 to be replaced and 8 were actually replaced and to check into getting an itemized price list of what was done. As a reminder it was decided to have the sprinklers inspected and replaced as a one time deal by the association.

Discussion took place about hurricane shutters for unit 103. It was suggested by all attorneys to agree to the last proposed settlement offer. We will attempt to modify the agreement that the settlement and repairs will not be at Association 24 expense. It was decided that the association would not assume cost of the legal fees as well. These will be billed against the unit or payed by the CSA.

Discussion was also made about 103 refusal to give keys. It was discussed that we should handle this issue at a later date.

Unit 404 has been on the market for more than a year. Foreclosure is being filed at this time. It was discussed if the association should have the unit elect turned on and pay the costs and creat a lien against the unit. It was decided to move forward if the cost is not to high.

Discussion was made about first floor painting. It will be explained to the first floor occupants they need to use caution when this is bing done. It was discussed if the tile should be grouted and decided it was dirty but not needing redone at the moment. We will ask if the painter can pressure wash the tile and grout while doing it so we can make sure it is ok.

Discussion about the condo directors class took place. It was decided that we are currently in compliance.

Parking assignments were discussed and it was determined the reserved spaces are as follows:

101- space 1
102- space 14
103- space 6
104- space 8
201- space 13
202- space 15
203- space 5
204- space 2
301- space 12
302- space 9
303- space 10
304- space 16
401- space 3
402- space 8
403- space 4
404- space 11

It was decided the board will verify the spaces for accuracy.

With no other business to be discussed the meeting was adjourned @ 6:03PM