

MINUTES
LIME BAY #4 CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
March 15, 2018

Board Members Present

Abe Golcman, President
Tom Burns, Vice President
Rob Picora, Treasurer
Jim Molini, Director
Paul Berger, Director

Property Manager Present

Ann Campbell, Phoenix Management Services

Call to Order:

The meeting was called to order by Abe Golcman, President, at 7:00 PM.

Roll Call:

It was determined that a quorum of the Board was present and a meeting could be conducted.

Jim Molini motioned to accept the Minutes of the December Annual Meeting and the January Board meeting, as corrected. Tom Burns seconded the motion and it passed unanimously. Tom Burns motioned to accept the Minutes of the February Board meeting as corrected.

Rob Picora gave the Treasurer's report. He reported that as of January 31st, the Association had \$57,553 in its Operating account and \$176,200 in its Reserve account.

Susan Burns reported that information for the Association's new website was being entered and edited and that meetings with the web master ongoing. She noted that the Association needed unit owner email addresses for the private section of the website. She advised the website should be up and running by May. She thanked Satia from going above and beyond in helping to get the website up and running.

Abe Golcman advised that Comcast's construction department had almost approved everything for installation and that bulk cable and internet should be up and running by April 8th. If not, they would be in breach of contract with the Association.

The Board reviewed camera proposals for Building 16. Abe Golcman motioned to accept the proposal from Lockman Security to install four cameras in Building 16 for \$\$4,240. Rob Picora seconded the motion and it passed unanimously.

The Board reviewed tree trimming proposals. Jim Molini motioned to approve Treeworks Management for \$8,895. Rob Picora seconded the motion and it passed unanimously.

The Board discussed the elevator door on Building 16, noting the elevator company had advised the sensor was too sensitive and it would need approval from an elevator inspector to make it less sensitive. Abe advised that if fuses are blown, they can only be changed by an electrician.

Abe Golcman reported that the Association would soon be switching banks from BB&T to Florida Community Bank (FCB). He noted FCB was an Association friendly bank. It would be earning approximately 2.15% on a Certificate of Deposit and it would be receiving a free scanner to make deposits with. Thus, deposits would be entered a lot faster.

Abe Golcman reported that the Association would very shortly be collecting census information again, so that the Association could keep its 55 and over status with the State. He noted letters regarding this matter would soon be going out to all unit owners. He also reported that the Association was looking for volunteers to serve on its Fining committee.

There being no further business to discuss, the meeting was adjourned at 7:55 PM.