

Watch II at Waterlefe Condominium Association, Inc.

Board of Directors Meeting
November 9, 2020 – 10:00 am
Via Zoom Meeting

BOARD MEETING MINUTES

Steve Sargent - President
Bud Hassett – Treasurer/Secretary
Bob Pokorn – Director

Call to Order: The meeting was called to order at 11:00 am by President Steve Sargent.

Determination of Quorum: A quorum was present

Roll Call: Present from the Board: Steve, Bud, and Bob. Also present, Property Manager Jackie Hannan and Comptroller Bob Davis.

Proof of Meeting Notice: The meeting was noticed per FL Statutes and Association Documents

Approval of Minutes: No minutes from the January 20, 2020 meeting were available.

Property Management Report: Bulletin Board replacement was discussed. Board approved replacement of Watch II COA Bulletin Board.

Old Business: *SFR Update* – Jackie provided update from SFR regarding roof replacement claim. Currently under insurance carrier's legal review.

Landscape Report- Jackie provided information from White Diamond Landscape vendor. Walk thru is scheduled with vendor for early December. The Board would like to hold off on any large landscaping projects in 2021 until after the roof repair/claim is finalized/decided.

Pergola Replacements – Board discussed removing the deteriorated pergolas for safety and whether replacement.

Landscape Proposal – The Board reviewed the Landscape proposal from ArtisTree with the current White Diamond contract. Decided not to switch at this time. Will put out for bidding again in 2021.

Pest Control Proposal – The Board reviewed pest control proposals from Pest Guard and new contract with current vendor Turner Pest Control (formerly Pest Shield). Board will not renew contract with Turner Pest Control and has approved the new Pest Guard contact to start January 1, 2021. Motion by Steve Sargent, seconded by Bud Hassett and unanimously approved 3-0.

New Business: *2021 Budget Review* - Comptroller Bob Davis reviewed the proposed 2021 Budget draft.

Flood Insurance Renewal – Board agreed on flood insurance renewal. No change in annual cost, but each building will be brought up to the \$1,000,000 coverage.

JC Services Invoice 281 – Steve made a motion to approve the drywall repair invoice for 9419 Discovery #101, in the amount of \$290.00, seconded by Bud Hassett and unanimously approved 3-0.

2020 Annual Meeting – Meeting scheduled for December 1, 2020 at 6pm via Zoom meeting.

2021 Annual Meeting – will schedule at later date.

Owner's Comments: None

Director's Comments: Steve Sargent suggested looking into new a new Association lawyer as he is not happy with the service received by Association attorney over the past year.

Adjournment: Steve Made a motion to adjourn at 11:51 am, seconded by Bob Pokorn, and unanimously approved 3-0.

Minutes prepared by Jackie Hannan, LCAM