

**GRAND BAY CONDOMINIUM INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 24, 2024**

Call to order. The president called the meeting to order at 1:02 pm

Meeting Participants:

Board members present at Grand Bay: Del Suppo president, Bill Mayberry Treasurer
Board Members present via ZOOM: Mike Mehall Vice president, Milan Blaho Director.

Quorum:

The president declared a quorum was present.

Proof of Notice:

Brandon Shaver Beachside Management confirmed Proof of Notice by attestation.

First order of business: Nomination of Board secretary, Tom Britton 203. Unanimous all in favor. Mr. Britton participating via ZOOM.

Reading, corrections and amendments to previous meeting:

Bill Mayberry read the minutes of previous meeting held June 11, 2024. There being no corrections or amendments presented; it was moved by Mr. Blaho and seconded by Mr. Britton

The minutes therefore resolved, minutes were approved and accepted as read. All in favor.

Agenda:

1. Call to Order/ Establish Quorum
2. Proof of Notice
3. Approve Minutes from Previous Meeting

4. Treasurer's Report
5. Old Business
 - a. Unit 115 remodeling bill that has been ongoing
6. New Business
 - a. Appoint Board Vacancy
 - b. Select Engineering Firm to Manage Milestone Repairs
 - c. Summit Broadband New Equipment Install in November
 - d. Select Company to use for the Corporate Transparency Act of 2024 Report
7. Open Forum
8. Adjournment

Presentation from Carol from Summit Broadband regarding equipment replacement and upgrade. Many features will be upgraded to our services and are scheduled mid November. Del and Bill will be the test units as the clubhouse. Further rollout and installations will begin a week later and owners will need to schedule appointments accordingly. Those that rent there units will have to make arrangements with their tenants and Summit. **Upgrade with summit was approved at an earlier meeting this year.**

Treasury Report.

Bill Mayberry happy to report that Grand Bay is on track to maintain 2024 budget previously approved by the board. It was moved to be accepted by Mr. Britton and seconded by Mr. Mehall. **All in favor.**

Old Business:

New sidewalks were installed along N Barfield Dr last week. The sidewalks are 3 feet wider than existing sidewalks. Because of this, Grand Bays sprinkler system needed to be relocated and reinstalled along our property line. Please note that the City of Marco has an easement all along the pathway of N. Barfield Dr. **The cost to Grand Bay is approximately \$6700.00**

Mr. Mayberry has contacted the city public works inquiring if funds are available for reimbursement for said irrigation relocation.

Repairs to unit 115:

There is an outstanding bill from 2019 regarding repairs to drywall in this unit. A letter to the owner will be sent regarding his part of the bill with ample time to respond. It is somewhere in the vicinity of \$3500. His share.

It was a practice from previous boards to hire the contractor and board would be reimbursed for the expense. Going forward this will no longer be the case as repairs will be settled by the owners and their insurance company if applicable.

It was also decided depending on the owners response, The Board is prepared to go to small claims court in an attempt to recoup some if any funds. Mr. Mehall will take the lead for the board.

The rentals on unit 155 are approved for the future. Motion for this approval was made by Mr. Blaho and seconded by Mr. Mayberry.

All in Favor.

Milestone engineer:

Decision on contracting for an engineer for completion of repairs to building in relation to Milestone report. Due to the fact that the Boards responsibility to deliver to owners 45 days the Milestone report Phase 1 and Phase 2. This item will be shelved till a meeting decided to take place October 8 2024. Beachside emailed reports as the meeting was taking place. Motion made by Mr. Britton seconded by Mr. Mayberry. All in favor.

Transparency Act 2024:

With regards to FL state statute, all board members are to have background checks in order to protect homeowners from misappropriation of funds and the like.

An outside contractor is required to facilitate these requirements.

The board agreed to use MyCorporation INC as the chosen vendor.

All in favor.

Open Forum:

Brief Discussion of Milestone inspection and report from meeting attendees.

Brandon Shaver representative from Beachside Management appologized for having to bring up a sore topic; Smoke detectors.

It is Mr. Suppo and Mr. Mayberry contention that smoke detectors were required by the fire marshall to be updated and installed in owners units. Mr. Shaver pointed out that this should have been discussed and ratified at a board meeting. Much heated comments were made by various homeowners on this topic, all unidentifiable as to many speaking at once.

Comments were made from a few owners that they were not going to pay the \$200.00; upon which Mr. Suppo replied you are ""paying for it already", ie. the bill has been paid already out of funds. Which amounts to \$12,000.

Treasurer Mayberry voiced contrition as they may have jumped the gun a bit but the decision was made with good intentions.

This led to comments regarding bike storage in the rooms located adjacent to elevators and a shop set up in one of the storage areas.

A homeowner requested that the bickcycle storage fees be recinded and voted on by all members at the annual meeting. Mr. Suppo requested someone move to close the meeting which was motioned by Mr. Blaho seconded by someone who said thank-you and **All in Favor** by remainder of the board.

Respectfully submitted,

Tom Britton GB Board Secretary