**MINUTES OF BOARD MEETING**

Date: Wednesday, March 20, 2019

Place CRB Community Room

Time: 9:30am

(Call in 1 904-512-0115….226381)

**AGENDA**

1. Certify a Quorum of Directors: Board members Lee Christoferson, Doug McIntyre, Susie Williams and Sandy Matava were present.
2. Call to Order: The meeting was called to order by President Lee Christoferson at 9:30am.
3. Proof of Notice of Meeting: Notice of the meeting was posted in the condominium lobby.
4. Financial report: There were no financial issues reported or raised.
5. Old Business:
	1. There remains a push-button problem with the elevators (it doesn’t always light up). The bids to fully replace the call system range from $30-37K. The decision was made to wait until the elevator contract is rebid in 5 years and include the upgrade at that time.
	2. Landscaping: the process to upgrade and replace tired plantings continued. The next project will likely be the plants around the electric box in the front of the building and the plants surrounding the building (both to upgrade and to reduce the problem with mold, bugs and vermin.)
	3. CDs: we have put some of our reserve funds into short term, laddered CDs. We plan to keep approximately $100K in cash and invest the rest into CDs.
	4. Entryway future redo: Sandy and Doug will be having a first meeting with a designer to look at updating floors, lighting and overall appearance. Options will be reported back to the Board at the next meeting.
	5. Roof treatment: there is a treatment that can be applied to extend the life of the roof 10-15 years. Our contractor (Crowther) did it 9 years age and it is in great condition. In 3ish years it is recommended that we apply another treatment. It was moved and passed unanimously that we defer to Crowther’s judgement about treatments for the roof.
6. New Business:
	1. Summer security: Lee will talk with the Bachmans and Ken about continuing the same arrangements as in past years.
	2. Beach access: the stairway to the gulf beach needs to be repaired. There followed a discussion about questions of beach access to private property and where/how the property lines could be drawn.
	3. Bike rack: IMPORTANT….All bicycles need to be removed from the rack on the north side of the building by May 1st or they will be disposed of accordingly. Any questions please contact Lee.
	4. Walkway repair: the dock area walkway pavers need to be repaired on the north side. The cost is $1,847 and will be completed over the summer. The motion was made and passed unanimously to proceed with the repair work.
	5. The office space will be rearranged in order to make more room for the extra tables and chairs. Susie Williams will be working to organize the files and other materials.
	6. The single pet policy at a limited size and the no pet policy for renters was discussed. It was moved and passed unanimously that violation of the policy will result in a $100/day fine.
	7. Insurance: The decision was made to increase the deductible to 15% in order to lower the premium. Catastrophic coverage will be maintained.
	8. We have plans to look at the needed electrical upgrades for the docks. More information will be available at future meetings.
	9. The Board is committed to reviewing the Rules and Regulations and modify and/or update them as necessary based on discussions at future meetings.
7. The meeting was adjourned at 10:55.