

**Minutes of the  
Whitley Bay Condominium Association, Inc.  
Board Meeting  
WEDNESDAY, AUGUST 28, 2013**

**Call to Order:** President Stan Bowers called the meeting to order at 7:00 pm in the Whitley Bay Recreation Room. Two owners attended.

**Establish Quorum of Directors:** Board members in attendance: President Stan Bowers, VP Larry Ramsay, Treasurer Bob Shrader, Secretary Terry Yates and Director Richard Isom. All were present.

**Approval of Minutes from July 24<sup>th</sup> meeting:** Larry motioned to approve these minutes as written. Bob seconded, all in favor.

**Financial Report:** Bob stated that through July, the Association is almost exactly on budget: \$253K in income and \$255K in expenses to date. The reason for the overage is that we did not think we would have to pay two years of marina expenses, but we did. We paid the shared expenses for the pool area for 2011 and 2012. We will now have a current line in the budget for the future. No one is delinquent. The Association is in good shape.

**Unfinished Business:**

**Riser Repairs:** Stan said there is a “saddle” clamp that uses a rubber membrane around the pipe, and is held in place with stainless steel bolts. It also has a fitting for ¾” pipe to convert to PVC. These clamps cost \$190 each. Sawyer Plumbing has bid \$600 to replace one as a test. Stan and Roy recommend doing this in two phases and putting this clamp on the 11<sup>th</sup> floor pipe to see if it stops the leaking.

If it does, then the 10 other floors would be done. Cost will be about \$800 per floor.

As part of the initial repairstest, they will also replace the building main water shut off valve and add a 2 inch drain just above that valve, so in case we need to turn it off, we have the ability to drain it down if needed in an emergency. Their bid for this repair was \$2263. Dial did not send their bid in.

Worst case scenario is that the water to all units will be shut off for 5 to 6 hours.

There were multiple bids, but original bids were in the \$20K range.

Larry motioned to proceed with the first stage work, with the costs of \$2263 for the original three repairs plus the \$200 for the part and \$600 for the labor to install the new clamp. This will come from Reserves. Bob seconded, all in favor.

**Building Structural Repairs:**

Stan said that a resident had made the Board aware of an Orlando company from which to get an estimate, but that company has still not come out to bid. Decks R Us came out last week, but no quote has been received yet. They could stamp the concrete to look like bricks, pavers, etc. but this does not affect the structural issues.

The ABG quotes are still valid, which bid 120 sq. feet of expansion joints, and bid \$22000 for ramp repairs. ABG bid \$9,000 for all chase crack & vertical joint repairs, excluding the ramps.

Decks need to be repaired: walkways, common balconies; all have cracks.

After discussion, Larry motioned to use ABG to grind out the 200 feet of chase cracks, cut out and recaulk the vertical joint by the pool, and the common balcony cracks for a total of \$9,000, to come from reserves. Bob seconded, all in favor.

Larry asked that we send letters of thanks to all bidders who were not awarded contracts. Manager will send these out.

### **Request from Parking Committee:**

Stan noted that at the last meeting, the parking committee asked Stan to approach Mariner's Square and ask them for the option to rent parking spaces to Whitley Bay owners who have a 3<sup>rd</sup> car or have extended visit guests. Stan spoke to the president. They only have one meeting per year, but said she would ask other Board members and get back to Stan. She did say she is aware that some cars do belong to Whitley Bay residents, but if they only park there at night and are gone during the day, she will not be negative about the issue.

That president did say they were very happy about the new stop sign we installed. They agreed to pay 1/3<sup>rd</sup> of the cost, as did the marina.

### **Engineering Report:**

Tom Jensen noted that the study reported that the Association needed to measure the joints between the vertical cracks. One joint has moved and the wall has expanded. He also said the boiler stacks looked bad, but Roy found surface rust only, and cleaned them up.

Since painting is another issue that must be addressed next year, Larry will call Sherwin Williams to verify the cost of paint to paint the balconies, and lastly, the wing gate will be installed at the pool gate in the next few days.

### **New Business:**

**Roof Maintenance Agreement Contract:** Larry stated that he spoke to Roy about how Bobbie from Cape Coast Industries inspected the roof and that the last inspection gave a report that the roof looks great. He recommended an annual maintenance contract, and Larry obtained a two year contract, starting Sept 2013 to Sept 2015, at an annual price of \$1,750 to inspect the roof four times per year. Bob made the motion to pay this \$1,750 for this year and sign the contract. Richard Isom seconded, all in favor.

**Reserve Study:** Larry was asked several years ago to have one done, and at that time, the cost was \$800. Then he had it updated in 2011 for \$500. Since Larry wasn't really impressed with the contractor, he obtained bids from other companies this year. Those quotes were \$3,900 and \$4,900. He noted that the manager said there is now no statute requiring a reserve study be done. Larry said that at the end of June, there was \$280,220 in reserves, so we are doing well. We have over \$53K in misc. bldg. repairs reserve, and over \$40K in roof reserves. He did obtain a new Insurance Appraisal firm, Bonnie Worthy, from Melbourne. The first year will be \$1,400, and the second year will cost only \$500, so this will be done in January. We have \$57,415 in painting reserves, but we are faced with painting the upper portion of building within 2 years, with the work to be done by professional painters due to the need for scaffolding.

**Brighthouse Contract:** Bob stated that we will need ownership input on changing/adding to the contract we currently have for just basic cable, but Brighthouse is asking the Board to look at "bundling" TV, internet and phone services for all units. This would save each homeowner \$50 to \$90 per month privately, but would, of course, raise the association fees. The contract options look more attractive than the current contract (which is up for renewal in January, 2014) and includes more options. Base service would include 1 High Definition box plus 2 more regular "boxes". They are proposing three options: TV only, TV & Internet, or TV, Internet & Phone. We currently pay them \$33.45 per month for the basic cable, and owners pay extra for the boxes, internet and phones. Currently, that extra charge is \$93 per month for all options. With this new contract, the three would cost about \$75, thus saving owners who have all three services a lot of money.

Owners will be mailed the details and a voting form to see if there is a majority of owners who want the bundled options added to the monthly fee.

The Board and management did meet with a company called Wonderlink. Their option is a number of satellite dishes for internet and cable. They also want to place other antennas on the roof and pay for that privilege. The Board is looking at all options. AT&T U-Verse has so far refused to meet or give us prices for their service.

**Owner Input:**

Tom Jensen stated that he spoke with Roy, who said there is a thermostat control for the boilers that has a glitch when FPL power spikes. It sets itself to 150 degree until it is manually re-set. Two pumps must be rotated manually every 30 days, and they must be re-set after each power surge. Wayne was asked to work with Roy on a preventive maintenance policy for these thermostats so the water doesn't heat so high after every power spike.

There was discussion about a fish fry. More information will come later.

**Set Next Meeting Date:** A proposed budget for 2014 must be approved to mail to the owners in October, so the next meeting will probably be held on the 25<sup>th</sup> of September.

**Adjournment:** There being no further business, the meeting adjourned at 8:01 pm.

Respectfully submitted,

Michelle Davis, CMCA, AMS, CAM  
Community Association Manager, Reconcilable Differences, Inc.