

Board of Directors Meeting

Tuesday, October 17, 2017 at 7:00 PM

Meeting was called to order by President Paula Cabal at 7:00 PM.

Roll call was taken to establish a quorum.

Present: Bob Brandl, Paula Cabal, Hank Amalfitano, Art D'Elia, Becky Goss.

A quorum was present.

A motion was made by Paula Cabal and second by Hank Amalfitano to waive the Treasurer report and Minutes from the October 10th meeting until the October 30th meeting. Unanimously approved.

Old Business:

President Paula Cabal read a statement from our community attorney Daniel Greenberg based on his recommendation as to how to proceed in regards to the Villa roofs. A motion was made by Becky Goss and second by Bob Brandl that this board continue the previous boards procedure of allowing Villa owners to be responsible for hiring roofing contractors of their choice. Villa unit owners will still need to fill out a modification request and follow proper procedures of getting board approval before commencing flat roof repairs or replacement and upon completion, the unit owner will provide the board with a copy of their building permit and final inspection. A more detailed spec's sheet will be drawn up and given to Villa owners when approval to repair or replace roof is issued. Unanimously approved.

A motion was made by Hank Amalfitano and second by Art D'Elia to recind the verbal agreement to hire Innovation to do the Villa roofs. Unanimously approved.

New Business:

A motion was made by Art D'Elia and second by Bob Brandl to accept the resignation of Donna Keher. Unanimously approved.

A motion was made by Becky Goss and second by Bob Brandl to fill the 16-month open board seat with Nick Giammona upon his acceptance. Unanimously approved.

A motion was made by Becky Goss and second by Art D'Elia to fill the vacancy created from the resignation of Donna Keher with Charles Bertrand upon his acceptance. Unanimously approved.

A motion was made by Art D'Elia and second by Hank Amalfitano to ratify the dry out and containment charges of 3,341.09 related to Hurricane Irma damages at 5423 Magnolia Trail. Unanimously approved.

A motion was made by Hank Amalfitano and second by Art D'Elia to start mold remediation by Trinicon for 7,750.00 at 5423 Magnolia Trail. Unanimously approved.

Art D'Elia made a motion to adjourn, second by Bob Brandl. Unanimously approved. 8:15 PM.

Respectfully Submitted,

Becky Goss