

**The Manor House at 50 Biscayne Condominium Association, Inc.**  
**Bimonthly Board of Directors Meeting (Open Session)**

February 15, 2024 at 6:00 p.m.

Club Room

Board Members in Attendance

- ❖ John DiGiovanni *President*
- ❖ Terry Robinson *Treasurer*
- ❖ Marilyn Selles *Secretary*
- ❖ Nicole Howie *Member at Large*
- ❖ Manuel Minut *Member at Large*

Management Company Attendee

- ❖ Gunther Fernandez *Property Manager*

Quorum was present.

Meeting called to order at 6:07 p.m.

Motions approved by email prior to meeting:

- September financials approved on 10/20/23
- Minutes of the 10/19/23 bimonthly Board Meeting (Open and Executive sessions) approved on 10/23/23
- Replacement of two (2) 52" fans for the Pool Area at a cost of \$228 plus tax and \$260 installation, and one (1) 60" fan for the Lobby at \$265.87 plus tax and \$350 installation (includes scaffolding) - approved on 11/7/23. The Board thanks Finance Committee members Stacy Nesby and Emily Yarosz for their collaborative effort in the research/selection process.
- To accept the \$22,800 Bennett & Pless proposal for additional engineering consulting services associated with the design of a repair solution for the cracking and downward deflection in the overhanging portion of the concrete slab at the base of Stack 02, which has been temporarily shored by SWS. This repair solution will consist of relocating two

(2) columns from the deflected portion of the overhang back to the foundation wall and replacing Level 2 balcony framing members as necessary to accommodate the altered load path - approved on 11/8/23 to be paid from the Reserve fund.

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- To accept the \$2,998 proposal from Lavada Services for the supply/installation of two (2) replacement space heaters in the fire pump room as a RSV expense - approved on 11/9/23
- To authorize HomeOwners Advantage, LLC to invest \$240K from the Special Assessment currently in a MMA with Pacific Premier Bank ("PPB") in three (3) CD Ladder Accounts with PPB at 4.88% or higher for up to six months each. The funds will be invested as follows: \$40K (CD1), \$100K (CD2) and \$100K (CD3). At a rate of 4.88% for six months, the interest earned is projected to be around \$5,692 - approved on 11/18/23
- October financials approved on 1/5/24
- 2023 Staff Christmas Bonus Allocation Schedule approved on 11/21/23
- November financials approved on 12/20/23
- To file a claim with Nationwide, the HOA's Commercial Property Insurance carrier, for coverage of 1102 balcony repairs (\$193,494) - approved on 1/18/24.
- December financials approved on 1/23/24
- To accept the HandyKyle \$1,680 proposal for repair of multiple ceiling cracks on the 6th floor - approved on 1/26/24
- To accept the TK Elevator Corporation ("TK Elevator") \$29,156 proposal for the supply and installation of a door lock monitoring system (code requirement) in both elevators to ensure passenger safety and code compliance by 12/31/24 - approved on 1/31/24
- To accept the Southern Wall Systems ("SWS") \$193,494 proposal for repairs to unit 1102 balcony - approved on 2/1/24

No Motions made during meeting.

Meeting adjourned at 6:52 p.m.

These Minutes were approved by the Board of Directors on 2/19/24.

Submitted by *Marilyn Selles*