

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

July 18, 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 6:00 p.m.

Motions approved by email prior to meeting:

- To accept the CondoLogic property insurance proposal through Allianz effective 2/19/24 through 2/19/25 for a total estimated premium plus taxes/fees in the amount of \$86,309 - approved on 2/17/24
- January financials approved on 2/21/24
- To accept the TK Elevator Corporation ("TKE") repair work order to replace the damaged counterweight buffer of #2 (passenger) elevator at a total parts/labor cost of \$8,624 - approved on 3/12/24
- To approve the Lavada Services, LLC \$8,990 estimate for supply/installation of a new 5-ton heat pump unit and 5-ton air handler with an auxiliary electric heater (including new drain pan, drain overflow safety switches and digital thermometer) in the Club Room - approved on 3/25/24
- February financials approved on 3/30/24

- March financials approved on 4/16/24
- April financials approved on 6/21/24
- May financials approved on 6/20/24

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- To accept the Perimeter Wildlife Control \$3,240 fee for removal of a deer carcass stuck in the perimeter fence between TMH and Arborgate Condominiums, as well as area sanitization - approved on 6/22/24
- To accept the JACO \$3,875 proposal for sheetrock repair and painting inside the 6th floor elevator lobby gas meter closet and adjacent walls/ceiling. Damages were caused by a leaky A/C unit in the upstairs elevator mechanical room - approved on 6/25/24
- To accept two (2) JACO proposals: (1) \$40K for downspout replacement, and (2) \$12,050 for painting of Courtyard flower beds and fountain base exterior, visitor (P1) parking area and wrought iron perimeter fence facing Biscayne - approved on 7/12/24

Motion approved during 5/3 Work Session (Funding Options):

- To use the Special Assessment proceeds collected on 7/1/23 (\$240K) and 7/1/24 (\$240K) to finish paying the SWS and JACO work as contracted.

No Motions made during meeting.

Meeting adjourned at 6:13 p.m.

Minutes were approved by Board majority on 7/23/24.

Submitted by *Marilyn Selles*