

**ADMIRALTY CLUB CONDOMINIUM**  
Board of Directors  
**WORKSHOP MEETING MINUTES**  
March 14, 2018

A Meeting was held by the Board of Directors of the Admiralty Club Condominium Association in the Pelican Lounge on March 14, 2018, 9:00 AM. President, Linda Mulay, presiding.

President Linda Mulay called the workshop to order at 9:00 AM.

Present: Linda Mulay, Ginger Kelly, Susie Amaro, Lou Cassara, Randy Cruse, and Sandra Wight, Manager. Present by phone Bonnie Wharton. Tim Cihwsky absent.

**Document Review:**

Linda and Randy found a few changes. Documents have been merged word for word. A table of contents will be added to document.

In the future, only one document will be kept by Manager and updated by Manager and / or designated Board Member. When documents are distributed, owners will sign a document to indicate they received a new document.

**Waiver:**

Francine suggested we add to the interview packet a document that owner/leasee sign. Document would state they accept the rules and regulations as written and will abide by them. They also agree that Board members and/or Association will not be taken to court if they do not agree with Rules and Regulations or are fined for not following the Rules and Regulations.

Susie suggested the document be sent to closing A vote will need to be taken at meeting.

**South Boundry Wall**

Should we fix the south wall before construction starts next door? It's not as bad as it looks. Wall is not a safety issue. Clark talked on the phone with developer. Developer has indicated the documents provide 5 feet access to the wall's south side. If we take the wall down, we would need to move the wall 5 feet in.

**Parking Lot proposals:**

Board discussed the three bids. Linda would like this firmed up by Board Meeting so we can vote on proposal.

### **Walkway proposals:**

Clark looked at the 2 proposals. Bids are for two different process types: Mirracote coat is an Acrylic process. The other is a Urethane process.

Paper written by Concrete Network explains the effects each process has on concrete. There are four processes: Epoxy, Silicone, Acrylic, and Polyurethane.

1. Epoxy is the best but would possibly Cost \$100,000.
2. Polyurethane is next, long-lasting and high wearing.
3. Acrylic comes in next.
4. Silicone a penetrating sealer comes in last.

There is little difference between Acrylic and Urethane. Since one bid is double the other, Clark suggests we go with Mirror coat. The first coat of the Mirracote process is Silicone followed by Acrylic. There is a danger with penetrating sealers: Silicone, if put on too heavy, will crystallize and Acrylic will not adhere. We need to check after Silicone coat is applied. Silicone helps keep moisture from coming up out the concrete (causing bubbles) and prevents moisture from getting down into the concrete (protects the iron). R&J will give a 5 year warranty. Four floors (2,7,5,?) will cost \$13,480. Seven floors will cost \$21,560. We have enough money to complete all the floors. Linda, Lou, and Randy looked at 2828 N Atlantic application at the front door. It has been through 2 hurricanes and looks like new.

This will be an agenda item for the next board meeting.

### **Background Checks:**

Why are we not doing background checks on family members? Everyone should have background check except children under 18. We might add an upper age limit and everyone else should need a background check after 14 days. At this point we need to look into what other condos are doing.

### **Other discussions:**

1. How the updated rules and regulations document will be distributed compared to the last distribution method was discussed. Residents will be asked to sign a paper stating they received an updated document.
2. String lights, large plants, umbrellas, satellite disk on balconies. Some people like sitting on the balcony. They have no way to block the sun.
3. Fines need to have teeth. Some other HOA minutes states name of person fined.
4. A list will be made when Serge and a board member walks the property again. Owners not in compliance with the rules and regulations will be informed of the infraction.

**Adjourned:**

Meeting adjourned by Linda Mulay.