ADMIRALTY CLUB CONDOMINIUM

Minutes

Workshop

Tuesdays Staff Meeting

**August 13, 2024**

**At 9 AM**

Location:      Admiralty Pelican Lounge

                         3606 Peninsula Dr

                         Port Orange Fl, 32127

1.    CALL TO ORDER

2.    ROLL CALL

Mike, Dean, Lisa Tony Present – John, Wade on zoom, Bob excused.

3.    APPROVAL OF PRIOR MINUTES

Motion was made to approve the minutes by Lisa 2nd by Dean all in favor

4.    STAFF REPORTS

1. Update Maintenance

Since this was a night meeting Laura updated the Board on what Dave has been working on. He had finished with the grates. He cleaned up the pool after the storm and cleaned the pool filters and the ring in the pool. He is still working on the doors and is done from the 8th floor to the 5th. When all done, he will paint them all at once. Cleaned off the roof from worker leaving items up there and fixed a vent pipe cover.

1. Accounts Payables

John gave the ok to pay all the bills that are currently due.

1. Accounts Receivables

Laura reported that everyone has paid the August dues however we are waiting for the replacement check for the one that bounced. Lisa did ask about charging late fees, The response was that we will be reviewing and updating the condo documents, so we have a complete understanding of the late fees.

1. BOARD MEMBERS REPORT

Lisa had Mark and Stand talk about what they could offer in replace of spectrum. They said that once they install the antenna on the roof you would get about 75 channels. We would get a one-time fee to install no more bills. We asked for a lineup list of channels and who they have done work for.

We currently have two security cameras down. We got a quote from Joe Carpenter of 250.00 plus labor to replace each one. Everyone was in favor to get it done.

A question was asked if a full-time owner is not using their given storage bin, they can rent it out, however if they rent their unit full time their rental has the right to their storage.

Is it mandated that a unit has to have a storm door (screen door) The board responded No you do not have to have one.

We have a lot of dollar weeds out front and wanted the ok to spry them or call to have a company do it. Yes get quotes.

1. OLD BUSINESS

1. Railing update ( John )

John called two places to take the railings and post to get tested. The cost would be about 300.00 each.

1. Drain Pipes ( Mike )

The pipe lining was a success, and this should last 50 to 100 years.

1. South Wall ( John/ Mike )

The scrapping and pressure washing is done hope to start the painting and be done by next week.

1. Washer/Dryer ( Wade /Mike )

Checked out the prices and looked at the placement of the dryer by moving one of the washers. Waiting for a call back.

1. SIRS / Audit / Year End

Laura reported that she had talked to the accountant, and he said he is having a problem tying sentry’s number with quick books but all said in done should have something in the next month.

1. Spectrum Renewal ( Lisa/ Dean )

Lisa has tried to reach spectrum again but no answer. Dean will try the numbers he has; Lisa is trying to reach out to Hot wire for the quote.

7.    OLD BUSINESS

1. Mid year review

John reported that we are looking good at midyear. However, we will be paying more for the insurance and that will balance out our books more. He asked that we pay off the insurance in this fiscal year instead of carrying it into the next year.

1. Fine/Condo Doc ( Dean )

Dean had the office send out an email asking any one to sign up to work on the committee. It was discussed that anyone who is an owner here can sit on the committee even if two people from the same unit. Board members may also sit on the committee.

1. Storage Rental agreement (Dean )

Dean reached out to the attorney again, but they have not reviewed it at this time.

8.      ADJOURNMENT 8:25 PM