ADMIRALTY CLUB CONDOMINIUM

Tuesday Meeting

**October 15, 2024**

**At 9 am**

Location:      Admiralty Pelican Lounge

                         3606 Peninsula Dr

                         Port Orange Fl, 32127

1.    CALL TO ORDER 9:10 am

2.    ROLL CALL Present Mike, Dean, Tony, Wade. Zoom Lisa. Bob and John were excused.

3.    APPROVAL OF PRIOR MINUTES No minutes to be read.

4.    STAFF REPORTS

1. Update Maintenance

Dave had removed the awnings at each end of the first floor walkways. At this time the board decided not to replace them. He has cleaned the pool but will have to clean the filters soon. He noticed that the anti-skid was coming up on the roof and suggested that we call to see if we can repair it and not void the warranty. Fixed the light on the roof. Wants to order plex glass for the fire boxes. Will work on the pavers that we missed placed from the storm.

1. Accounts Payables

Laura was instructed to pay the remaining open bills except the insurance.

1. Accounts Receivables

Watting for the mail for the last of the Oct dues check to see who is late.

 5.    BOARD MEMBERS REPORT

6.    OLD BUSINESS

1. Railing update ( John )

Still waiting to hear back from Hiller Eng.

1. South Wall ( John/ Mike )

Looking to finish the wall by the first week of November.

1. Drain Flush

Looking to start it up again within two more weeks.

1. SIRS / Audit / Year End

Have not heard back from the accountant or Hiller Eng. at this time.

1. Spectrum Renewal ( Lisa/ Dean )

Lisa explained that the offer on the table was to forgo without the sport package and get the 20000.00 door fee.

Motion was made by Wade and Second by Tony to accept the package with out the sport channels and get the door fee. All in favor.

1. Dryer 5nd fl ( Mike/ Laura)

Parts are on order.

1. Fine/Condo Docs ( Dean )

Tabled till we find a new attorney

1. Storage rental contract ( Dean )

Table until we find a new attorney

1. Board Notebook ( Tony/ Laura )

Have made new labels for the electrical rooms will add new instruction for upcoming storms.

1. Owner Direct Deposit ACH ( John/Mike )

Will revisit was put off because of the storm.

7.    NEW BUSINESS

1. New Attorney ( Dean / Mike )

We have a zoom on the 16th with Becker and another zoom with another firm and will have an in-person interview with a third firm. Will gather the information and bring it back to the board for a decision.

1. Storm Damage / Repairs

Dock – talk about different ideas will decide on what to do and let the owners decide.

Landscaping – will talk to our current lawn company to see what and how should we redo the landscaping.

Elevators- We did good in placing the elevators up on the 8th floor, but we would like to get a squeegee and some kind or water barrier to help keep water from going down the shaft. Mike will get with Laura to order what we need.

Pool – the pool house flooded again so we wanted to purchase a sump pump to help when the room take on water. Motion was made by wade to let Mike to talk to a Plummer to set this up. Seconded by Tony. all in favor.

Cover Parking – It does not look as if we have enough damage to cover our deductible. We want to cut off the bent pieces to the edge. There is two eye beams and the roof that needs to be replaced. Once we know what the cost is and what needs to be done, we will talk about what to do next. We are looking over the contract warranty from when we last repaired it.

1. Next Budget meeting will set a date soon.

8.      ADJOURNMENT 10:25 am