

River Oaks Daytona Condominium Association, Inc.
Monday, March 6, 2017

The meeting was convened at 6:22PM at the River Oaks Daytona Clubhouse, 711 N Halifax Av., Daytona Beach, FL

The entire board is present: Steve Wonderly, Barbara Herndon, Mary Hodges, Ginger Friant and Cathy Smith. Also present is John Lee, Property Manager from Tri-County Realty.

Motion made to accept the meeting minutes from the 2/6/17 meeting as amended, seconded and unanimously approved.

Motion made to accept the meeting minutes from the 2/20/17 meeting as amended, seconded and unanimously approved.

The February Treasurer's Report was presented:

- The pool amount looks as if it is double the normal, however, it was a bill that included both Jan. and Feb.
- The Fire Safety category appears to have no budget. Budget does exist in another category, so John will rename to match the budget.
- Well over half of the special assessments have been received – with the deadline of 3/31/17.
- One homeowner is behind with their monthly maintenance fees.
- A variance column was requested and will be provided
- Elevator maintenance will be back in budget at the end of March; it is a quarterly bill that was paid in Feb.
- Thanks to Barbara for replacing the bulbs in the sign (\$157 for double set of bulbs)

A motion was made to accept the Treasurer's Report which was seconded and unanimously approved.

Unfinished business:

Painting:

- Solicited 3 bids on building painting with a very thorough questionnaire.
 - Glass Act also gave us a bid, but it was not for the same work as the other bids.
 - Of the 3 bids, John has worked with Robert Horner (about 7 years ago) and with Munyan Painting Services. He has not worked with ERA Renovations.
 - ERA \$63,125.
 - Robert Horner is \$64,000.
 - Munyan comes with the highest recommendations. His proposal was \$39,900 for the building including the doors and a separate option for painting the walkways for \$6,800 (total \$46,900).
 - A separate quote was included for the stairwells. John does not think it is a smart decision for the stairwells.
 - Patio floors are not the property of the association.
 - Fire extinguisher boxes to be replaced after the painting is complete.
- A motion was made to go with Munyan, with revisions. The motion was withdrawn until after the revisions are discussed.

- Contract and general work clarifications were discussed with the major outputs following:
 - Broken glass needs to be replaced with current code – John to verify with the city what is required.
 - A maximum hourly rate needs to be defined throughout the contract and quotes should be provided as time and materials.
 - If the paint color changes, it should be done at their cost, not an additional cost for us because they would charge us more per hour.
 - We are required to submit our color samples.
 - The gate will not be large enough; the contractors say that the fence needs to be taken down on the north side of the building because they can't get around the deck.
 - Need towels on the window sills to prevent water from staining carpets in the units.
 - Everything needs to be removed from patios and the homeowners are responsible.
 - Screens:
 - Ask owner to remove screens and if the owner does not, the contractor will remove them and neither the contractor nor the Association will be responsible for any damage or loss to the screens
 - The final payment says that it will be made even if they need to do corrective work; Go back to section 2 and re-word the retainage to final payment will not be made until all work is completed and accepted.
 - Try to negotiate a per diem penalty with their estimated start and completion date with a reasonable padding (perhaps another 10 days).
 - Contractor should give us a release of obligations letter at the end of the work.
 - Homeowners are responsible for painting the balcony floor. John will ask for a price.

- A motion was made to approve the Munyan contract for painting with proposed changes that are acceptable to Munyan and to us with the baseline price with the addition of the patio floors. The motion was seconded and approved unanimously.

- With a show of hands, everyone said that they are ok with the current, existing colors. A motion was made to paint the building with the original colors. It was seconded and approved unanimously.

- Reg and Pam will each come up with one option and the board will come up with a couple more. We will decide later which color the storage and roof doors will be. Consider options that will allow a future choice of a storm door.

A motion was made to have American Pool Leak do the leak detection and repair. It was seconded and approved unanimously.

New Business:

The non-flood insurance policy is due and has gone up by less than \$500. The flood portion is expected to increase between 6% and 15%. We are going to add the fence at no cost and we will probably add the lamp posts at little to no cost. We asked about the dock, but Brown & Brown suggested that it would not be worth the premium and that it would probably not be covered as a result of wind storm.

John encourages the board to research title surge because he had a property in the past where title surge was not included.

John will ask 401 to remove the boxes and screen.

The next meeting is scheduled for March 20 at 6:15PM.

The meeting was adjourned at 8:01PM.

Prepared by Cathy Smith