

**River Oaks Daytona Condominium Association, Inc.**  
**Wednesday, February 14, 2018**

The meeting was called to order at 6:03 PM in the River Oaks Clubhouse at 711 N Halifax Av., Daytona Beach, FL.

Present in person were Steve Wonderly, Barbara Herndon, Pam Finney and Cathy Smith. Johnny Lee, Property Manager from Tri-County Realty was not present.

**Approval of Minutes:**

- Steve Wonderly made a motion that the January 18, 2018 minutes be accepted. It was seconded by Barbara Herndon and carried unanimously.

**Treasurer's Report:**

- The Treasurer's Report was passed out; however, no motion was made to accept it because Johnny Lee was not present to answer questions.

**Action Items Update:**

- No action items were discussed.

**Unfinished Business:**

- Cleanup of Rules & Regs document.
  - Steve Wonderly made a motion to accept the new Rules and Regs with minor changes and addition of the screen doors. It was seconded by Cathy Smith and carried unanimously.
- Power-Washing Carport:
  - Power-Washing is scheduled for Saturday. Steve will post a flyer in the elevator and the clubhouse.
- Parking Lot Sealing
  - No update

**New Business:**

- Appointment of new Board member, Appointment of Treasurer, possible changes in positions held by Board Members
  - There are no nominations at the moment.
- Disposal of bookcase in front hallway
  - Steve Wonderly made a motion that we donate it. Barbara seconded the motion and it carried unanimously. Cathy will remove it and take it to a donation center.
- Proposal: Purchase a television and associated equipment/services for clubhouse
  - We need to seriously consider buying a television and look into the internet pricing and confirm Johnny's contribution against his fee. The upper limit of price for the television will be \$1,000. Johnny will poll the board for a decision and that decision will be ratified at the next meeting.
- Consideration for approval of entry hardware with digital keypads

- Cathy Smith and Betsy Wonderly will find a suitable keypad doorknob combination and will present it to the board for approval.
- Modification of A/C Support Racks
  - The size of air conditioners today are larger than the original units. We have exceeded the capacity of the A/C support racks that are on the fourth and fifth floor roofs.
  - We received one bid of \$2800 for the 5<sup>th</sup> floor roof and will seek at least one more bid
- Reimbursement for Unit 304 temporary placement
  - Steve Wonderly moved to approve \$250 (+ tax) for A/C installation for unit #304. This would cover temporary hookup/transition to permanent installation of A/C unit. The air conditioner must be moved to the new support racks prior to hurricane season. Barbara Herndon seconded it and the motion carried unanimously. Pam Finney recused herself.
- What to do with the river-side bougainvillea
  - Pam Finney moved that we have the bougainvillea removed by the lawn care company in the back and out front and treat the area so they won't grow back. Cathy Smith seconded the motion and it carried unanimously.

**Miscellaneous Maintenance Items:**

- There are still two parking lot lights out.
- Justin is going to replace light bulbs around the building.

**Open Forum**

The next meeting is scheduled for Wednesday, March 28, 2018 at 6 PM.

The meeting was adjourned at 6:51 PM.

Prepared by Cathy Smith