

River Oaks Daytona Condominium Association, Inc.
Monday, March 20, 2017

The meeting was called to order at 6:17PM in the River Oaks Clubhouse at 711 N Halifax Av., Daytona Beach, FL.

Present were Steve Wonderly, Barbara Herndon, Mary Hodges, Ginger Friant and Cathy Smith. John Lee, Property Manager from Tri-County Realty was also present.

Steve Wonderly made a motion to accept the amended meeting minutes for the 3/6/17 meeting. It was seconded by Barbara Herndon and approved unanimously.

Steve Wonderly made a motion to accept the amended meeting minutes for the 3/9/17 meeting. It was seconded by Barbara Herndon and approved unanimously.

Unfinished Business:

- Steve Wonderly made a motion to paint the doors color 'D' which is a shade of teal. The motion did not receive a second.
- Barbara Herndon made a motion to paint the building a single color of light green, white doors and trim and taupe walkways and stairs. Cathy Smith seconded the motion. It was carried with a total of three votes. One board member abstained and another dissented.
- Steve Wonderly made a motion that the roof access doors remain white, the storage closet doors and the maintenance doors and frames be painted building green. Barbara Herndon seconded it and it carried unanimously.
- We can have a buy-down in insurance for a 1% or ½%.
 - Cathy Smith made a motion to buy down the deductible for 1% at a cost of \$578 for the year. It was seconded by Steve Wonderly and carried unanimously.
- Pool leak cost was \$510.

Action Item Updates:

- Special Assessments – about 10 not paid; assess late fees based on docs; letter went out to those who have not paid
- Pool leak detection company scheduled (and pool leak fixed)
- John reached out to the paint company to get the contract in a Word document
 - Steve Wonderly made a motion to add something into the contract that if we have not collected though special assessment, sufficient funds in the contract by April 1, we have the option to postpone the tentative start date of April 10. Cathy Smith seconded the motion and it carried unanimously.
 - Steve Wonderly made a motion that the letter to the owners include that if they fail to remove their screens or patio furnishings, the Association and the Contractor are not responsible for their screens or furnishings and they may incur a charge for bringing things in off of their patio. Barbara Herndon seconded the motion and it carried unanimously.
 - Letters to owners about screens and patios will be sent by John.
- Google Calendar is out there for use.

- John is working on VA approval.
 - John is going to work on a flood certification certificate
- Carpet cleaning is scheduled for Wednesday, March 22.
- CF Pools was put on notice. It was sent off on Wednesday.
 - Pool is not looking good.
- Barbara to find out about tidal surge.
- Ginger submitted the disaster plan.
- Mary is keeping up with Treasury.
- Cathy is working on minutes, the cleaning contract and the painting contract.
- Cleaning Contract
 - Steve Wonderly moved that we move forward with the Janitorial Contract with a change to April 1 start date; Ginger Friant seconded it and it carried unanimously.

Other business:

- What fee will be charged for late fees for assessments? 18% per annum is a standard fee. John will check what is in the docs.

Maintenance Items:

- Painting Contract:
 - Suggest adding stairwell railing connectors and the lamp poles and fixtures.
 - Need to decide which path to take on rusting screws.
 - Painters will use lifts on the front of the building and John wants to know if we can have them trim the palm trees while they are here. John will ask.
 - Contractor said they would be willing to remove the fence for entrance at no charge; the fence will be down for the duration of the project;
 - Will add an agenda item for next month to add a gate to the northeast side of the fence. Steve will ask A1A for a price.

The next meeting is scheduled for Monday, April 24 at 5:00.

The meeting was adjourned at 7:53PM.

Prepared by Cathy Smith