

**River Oaks Daytona Condominium Association, Inc.**  
**Thursday, April 6, 2017**

The meeting was called to order at 4:00PM in the River Oaks Clubhouse at 711 N Halifax Av., Daytona Beach, FL.

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

**Unfinished Business:**

- American Leak Detection recommends replacing the deep end skimmer for \$1600 plus additional for concrete work (\$75 per hole). They did a temporary fix on the skimmer. We have had a structural engineering problem with the pool in the past and Cal (CF Pools) suggested that it looks like the pool has settled in the range of an inch. Steve Wonderly made the motion that we hold off on the American Leak Detection quote and that we contact the engineering company that did the work most recently and get them out here and take a look and tell us how much it moved and whatever else they want to tell us. It was seconded by Barbara Herndon and it carried unanimously.
- Cal from CF Pools billed us \$85 for the heater pipe repair. Barbara Herndon approved the charge so it is ok to pay.
- The railing rust is on the side railings and could be more serious than what we thought which was the hardware at the bottom and we may need to do a major repair before it gets dangerous. Eric will caulk the 15 to 20 posts with rust. This should temporarily relieve the problem. Steve asked that we make a note to add a reserve for railings. Steve Wonderly made a motion that we hire Eric at the cost of \$12 per post if he has insurance to make the repairs prior to May 1<sup>st</sup>. the motion was seconded by Cathy Smith and carried unanimously.
- Building Painting:
  - Make sure the grill area is included as part of the building or pool wall painting.
  - Yes on catwalks, stairwells and landings
  - No on stairwell railings
  - Steve Wonderly made a motion that he is of the opinion that maybe we just let them [brackets connecting stair rails to the wall] be for this time around and maybe think about addressing it the next time we do another building painting. It was seconded by Mary and carried unanimously.
  - Yes on light poles
  - Yes on pool riverside wall
  - Owners should send the money before their balconies are painted if they want it done
  - Write in the start date of May 1<sup>st</sup> and no later than May 15<sup>th</sup> instead of leaving it blank
  - Delete the paragraph about our funding
  - Johnny recommended that we add a penalty for liquidated damages to the contract if it is not done within a specified period; Johnny will call tomorrow and discuss it with him.
  - We will pay someone to monitor whether outside people are going into or out of the units

- o We will pay hourly for removing items from the balconies and charge the appropriate homeowners a portion of the fee to recover our costs
- o Steve Wonderly made a motion that we paint the downspouts to match the building. Cathy Smith seconded the motion and it carried unanimously. A motion was not made, but the decision was made to paint the gutters also.
- o Wall color in the hallways will be carried to the floor, eliminating the fake baseboards
- o Doors may be more expensive because we are going to a lighter color
- o Johnny recommended that we start separating the painting reserve to include painting the doors and walkways more frequently than the building
- o May have to go to the owner at some point to replace their doors if the rust is too bad
- o Barbara Herndon made the motion to accept it [the contract] with the all changes and with no ifs ands or buts (and asked that it be worded exactly that way). Steve Wonderly seconded the motion and it carried unanimously.

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

The meeting was adjourned at 5:10 PM.

Prepared by Cathy Smith