

**River Oaks Daytona Condominium Association, Inc.**  
**Tuesday, April 17, 2018**

The meeting was called to order at 6:30 PM in the River Oaks Clubhouse at 711 N Halifax Av., Daytona Beach, FL.

Present in person were Steve Wonderly, Barbara Herndon, and Cathy Smith. Pam Finney was present via teleconference. Johnny Lee, Property Manager from Tri-County Realty was present.

**Appointment of new board member, changes in positions held by board members**

- Steve Wonderly made a motion to appoint Bill Gregg as our newest board member. Barbara seconded the motion and it carried unanimously.
- Steve Wonderly made a motion to ratify a decision by the board to change the positions of board members to the following:
  - President, Steve Wonderly
  - Vice President and Treasurer, Barbara Herndon
  - Secretary, Cathy Smith
  - Director, Pam Finney
  - Newly appointed Director, Bill Gregg
- The motion was seconded by Barbara Herndon and carried unanimously.

**Approval of Minutes:**

- Barbara Herndon made a motion that the February 14, 2018 minutes be accepted. Pam Finney seconded the motion. Steve Wonderly and Bill Gregg abstained because they had not reviewed them.

**Treasurer's Report:**

- Johnny Lee presented the Treasurer's Report through the first quarter of the year.
- Barbara Herndon made a motion to move money from reserves to replace operating expense for the balcony repair. Steve Wonderly seconded the motion and it carried unanimously.
- Steve Wonderly made a motion that the Treasurer's Report be accepted as amended. Barbara Herndon seconded the motion and it carried unanimously.

**Manager's Report:**

- Johnny Lee presented the Manager's Report.
  - Pest Control scheduled for April 25, July 18 and October 17.
  - Website is under construction
  - Giles can replace lights and ballasts next week. The cost is in the range of \$750.
  - Four parking lot lights are out. Johnny ordered four bulbs. Barbara Herndon made a motion to replace all bulbs. Bill Gregg seconded it and it carried unanimously.
  - Firetronics will be here the last week of April to inspect Unit 305 and to drop off sprinkler heads. They will replace sprinkler heads in May.
  - AWS Roofing and R&R Roofing provided quotes and Four Seasons will provide a bid on April 24 for roof repairs and air conditioner railings.

- Pool gate will be addressed on Tuesday by Johnny Lee.
- The side gate has been temporarily repaired, but final repair will be done when the size of the lawn equipment is verified. Johnny is going to call AAA Fence because the gate has never worked properly, but will work toward a fix.
- Johnny will work on the garbage gate.
- Watch Dog security will provide a security system proposal next week.

**Unfinished Business:**

- Roof – quotes and action – covered in Manager’s Report
  - Installation of A/C Supports
  - Roof repair
  - Preventive maintenance
  - Sealing of roof junction boxes
- Pest control
  - New Schedule / Next Visit / Oversight – covered by Manager’s Report
  - Unit 105 – Barbara will meet Goliath Pest Control Saturday morning
- Firetronics status – covered in Manager’s Report
  - Sprinkler replacement
  - Drop off spare sprinkler heads
  - Check unit 305
  - Pump room repairs
- Munyan
  - Door repaint status
    - Sherwin Williams is giving us the paint and we are going to hire a painter; Munyan is expected to pay the cost of the painting of the doors.
  - Payment for new sprinkler heads
    - Munyan will write us a check for the replacement of the sprinkler heads.
- Building and Parking lot lights
  - Bulb replacement – covered in Manager’s Report
  - Timers and photo sensors
    - Steve Wonderly made a motion to go back to timers. Pam Finney seconded it and it carried unanimously.
- Thyssenkrupp contract was cancelled. Johnny has talked to Elevator 911 to give us a quote to start in July.
- General repairs and maintenance
  - Pool gates – covered in Manager’s Report
  - Garbage enclosure gates – covered in Manager’s Report
- Status, quotes and action re: elevator maintenance contract – covered in Manager’s Report
- Bougainvillea – Johnny to ask the lawn company to remove these plants.
- Purchase of television and association equipment/services for clubhouse
  - Internet cost is \$59 per month and \$99 to install.
  - Cathy Smith made a motion to get internet for the clubhouse. Barbara Herndon seconded it. It carried with one dissenting vote by Steve Wonderly. Steve also dissented to purchase of a television because neither of these purchases were in the budget.

**New Business:**

- Office use by John
  - Johnny will use it as needed.

**Miscellaneous Maintenance Items:**

- Kickstand for double glass doors; need to install it.
- Barbara suggested getting a rain gauge for the sprinklers.

**Open Forum**

The next meeting is scheduled for Tuesday, May 22, 2018 at 6 PM.

The meeting was adjourned at 7:52 PM.

Prepared by Cathy Smith