

River Oaks Daytona Condominium Association, Inc.
Thursday, May 30, 2017

The meeting was called to order at 6:01PM 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. Johnny Lee, Property Manager from Tri-County Realty was also present.

Minutes:

Steve Wonderly made a motion that the April 24 minutes be accepted as amended. Mary Hodges seconded the motion and it carried unanimously.

Treasurer's Report:

Mary presented the Treasurer's Report for April and April YTD expenditures and budget for the first quarter.

- Johnny and Mary will check to see if we have surge protection because we have budgeted for it, but expenses are \$0 YTD.
- Steve Wonderly moved that we accept the Treasurer's Report. It was seconded by Ginger Friant and accepted unanimously.

Unfinished Business:

- Pool Leak:
 - The structural engineer was not concerned about the settling of the pool deck. He recommended we call him annually after the rainy season. There is no cost for them to come out. Calendar it for Nov. 1.
 - The structural engineer said we need to fill the cracks in the pool deck; Johnny asked Mike from Munyan Painting to give us a quote to fill the cracks and paint it.
 - We need to add it to the budget for next year.
 - Ginger Friant made the motion for American Pool Leak Detection to repair the leak in the skimmer at the rate of \$1,675 and to match the texture as close as possible. Barbara Herndon seconded it and it carried unanimously.
- Pool Maintenance Contract:
 - Steve Wonderly made the motion that we go ahead with Blue Horizon Pool Care with their original proposal of \$335 per month with three trips made per week through September, twice in October, November, March and April, and one trip per week in December through February. There is a caveat that if they have to come back because of poor service the first time that the \$35 trip fee would be waived. Cathy Smith seconded it and it carried unanimously.
- Lawn Service Contracts/Proposals:
 - Fertilization:
 - We received a bid from Shell. They fertilize at Riverside and all other properties that Johnny manages.
 - Johnny gave notice to Freshly Trimmed to stop fertilizing until we made a decision on the direction we want to go for fertilization.

- Steve Wonderly made a motion to go with Shell every other month as soon as the painting is finished. Ginger Friant seconded the motion and it carried unanimously.
 - There was the mention of grass seed and irrigation improvements, but those discussions are delayed to future meetings.
- Action Items Updates:
 - There is not much change for the action item list.
 - Fire extinguisher boxes, stickers for the elevators, and stickers for the electrical room were ordered.

New Business:

- Miscellaneous Maintenance Items
 - None to discuss

Informational:

- Painting update:
 - The painting schedule is as posted.
 - Most doors have been prepped; painting doors will begin on 5/31. John will have someone on-site.
 - As early as 6/1, the painters will move to the back.
- Parking lot sealing bid:
 - Two options – seal coating (emulsified material that goes over the top) or milling and resurfacing which is more expensive. The Alternative said that we do not need resurfacing. If we continue to do re-sealing every two to three years, we won't need to do re-surfacing for ten to fifteen years.
 - The Alternative bid \$4,140. We budgeted \$3,500.
 - Johnny will get a bid from Parking Marking and one other company and add it to the agenda for future meetings.
- Total Comfort group maintenance:
 - They are coming on Friday and Monday; Gloria will notify everyone a day in advance. Each tenant should be there or have a neighbor available with a key.

The next meeting is scheduled based on paint progression.

The meeting was adjourned at 6:53 PM.

Prepared by Cathy Smith