

River Oaks Daytona Condominium Association, Inc.
Tuesday, August 8, 2017

The meeting was called to order at 6:03 PM 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 May 30 minutes be accepted. Barbara seconded the motion and it carried unanimously.

Treasurer's Report:

Mary Hodges presented the Treasurer's Report for July YTD expenditures and budget.

- Steve Wonderly moved that we accept the Treasurer's Report. It was seconded by Ginger Friant and accepted unanimously.

Unfinished Business:

- Painting Related:
 - Munyan will be here Saturday to finish up the painting.
 - They will put up fire extinguisher boxes and signs.
 - Steve Wonderly made a motion that we not have Munyan add another coat to the door. John will get another contractor to do the third coat on the doors. Barbara Herndon seconded the motion and it carried unanimously.
 - Bill Calvert (formerly of Munyan) was consulted about the rust at the base of our railings. He suggested that we have weeping holes to get rid of the rust. Other ideas were submitted such as using CLR, repainting over rust, etc. No decision was made.
- Screen Doors:
 - Steve Wonderly made a motion to amend the Rules and Regulations Document to add the following item "I" to section "14 General":
 - Owners may install a storm/screen door, provided it is the following specific mode:
 - Larson Tradewinds Selection, White Full-View Aluminum Retractable Screen Storm Door
 - Common: 36-in x 81-in; Actual 35.75-in x 79.75-in
 - Lowes Item # 585253 Model # 14604032
 - White
 - No other type of storm or screen door may be installed without prior written approval of the Board of Directors.
 - If installed, the owner must provide a copy of the key to the Association.
 - Cleaning and maintenance of the storm door is solely the responsibility of the owner/tenant.
 - The door must be maintained in good condition by the owner / tenant.
 - The door must be installed properly and to the standards of the Association.

- The Board of Directors is authorized to make this change based on Section XI of the Declaration of Condominium.
 - Cathy Smith seconded the motion and it carried unanimously.
 - Barbara Herndon shared that we should send a letter out with the exact model and specs and post it on the website.
- Lawn Service Contracts/Proposals:
 - We will wait on reviewing proposals because of financials as well as we only have one quote.
- Parking lot sealing
 - Wait until the October time frame and we should have three bids by that time.
- Clubhouse bookcase
 - Ginger donated it at \$138 and is accepting contributions.
 - The fate of the small bookcase is undetermined.

New Business:

- Performance Assessments
 - Pool Service
 - Johnny will talk to the pool company about the mold and pulling moss out of the skimmers.
 - Lawn Service – already touched on that.
- 2018 Budget Process
 - Must have budget finalized by Oct. 8.
 - Mary and Johnny will make a proposed budget.
 - We could have a budgetary meeting the week of August 28.
- 2017 Election process
 - First notice of meeting is no later than September 8.
 - Two director terms will be up (Steve and Ginger).
- Miscellaneous Maintenance Items
 - Clubhouse
 - Ceiling leak / crack
 - Johnny has a contractor who will work on the 204 balcony and seal the crack.
 - Mary Hodges moved that the association bear the cost of removing the tiles on the 204 balcony, making the necessary repairs, smoothing the concrete back over so that the owner can repaint it. Barbara Herndon seconded the motion and it carried with three affirmative votes and one dissenting vote by Steve Wonderly.
 - Steve Wonderly made the motion to prohibit the tiling of balconies in the future. Barbara Herndon seconded it and it carried with a dissenting vote by Mary Hodges.
 - Front door
 - Ask Munyan to check the front door.
 - Mailbox
 - 404 is working fine, but we need to be on the lookout for parts for it; Johnny can check with manufacturers, but has had problems getting parts in the past.

- Gate
 - This is an easy fix and Johnny is working on it.
- Palm Trees
 - Johnny Lee will get us a price for multiple tree removal; one tree that didn't get trimmed and the tree in the southeast corner of the pool that we would like to have removed and one by the entrance sign that may or may not be on our property.
 - Barbara Herndon said she would remove the tree near the southeast corner of the pool if people would help her haul it off.
 - Steve Wonderly made the motion to remove the tree that is rotten at \$250 and grind the stump, grind the stump for the tree that Barbara is cutting down and have the 3 palms over the fence trimmed. Barbara Herndon seconded it and it carried unanimously.

Informational:

- Reminder: Any topics which owners would like to have considered in a board meeting must be submitted in writing (hardcopy or email) to the board at least 72 hours prior to the meeting.

The next budget meeting is scheduled on Tuesday, August 29 at 6 PM.

The meeting was adjourned at 7:26 PM.

Prepared by Cathy Smith