

**River Oaks Daytona Condominium Association, Inc.**  
**Monday, November 13, 2017**

The meeting was called to order at 6:01 PM in the River Oaks Clubhouse at 711 N Halifax Av., Daytona Beach, FL.

Present in person were Steve Wonderly, Barbara Herndon, Mary Hodges and Cathy Smith. Pam Finney was conferenced into the meeting. Johnny Lee, Property Manager from Tri-County Realty was not present.

**Board Organization Meeting:**

- The board structure will remain the same: Steve, President; Barbara, Vice President; Mary, Treasurer; Cathy, Secretary; Pam, new Director to replace Ginger.
- Steve thanked Ginger for her past service on the board and welcomed Pam.

**Unfinished Business / Status Updates:**

- Door painting
  - Looks positive; will need to meet with Sherwin Williams and Munyon to determine course of action.
- Lawn service
  - Looking better; there are still bare spots in the back.
- Parking lot sealing
  - Received 3 bids.
  - Put off action on it and we still want a quote from Parking Marking.
  - It was decided that we need time to look over the quotes, check references and check BBB ratings. The plan is to set a board meeting just to vote on this.
- VA loan status
  - A friend of Carol's is looking into the VA loan status.
- Security cameras
  - Dave and Reg got some pricing
  - John was going to send someone for an estimate; still waiting on the estimate; renew the request to Johnny to get some ballpark estimates.
- Roof Leak
  - No update

**New Business:**

- Location of planters
  - Stay where they are currently.
- Power washing carport
  - Steve Wonderly made a motion to ask John to get some quotes for power washing the carport and sidewalks. It was seconded by Mary Hodges and approved unanimously.
- Allowing pest control to work unaccompanied
  - Steve Wonderly moved that we make copies of the keys and on pest control days, a board member hands the keys over to Goliath who will proceed unaccompanied and when they are done, they will hand the keys back to the board member. It was

seconded by Pam Finney and approved by two other board members and one was not in favor. We opened it up for more discussion.

- Steve Wonderly made a new motion to check with Goliath about treating all units in one visit, check whether it should be 3 or 4 month intervals and tighten the window for the designated end time so we will have an idea of when to expect them. They are not required to be accompanied by a board member and we give them the keys when they come onto the premises and they return them before they leave. We create a volunteer list of people willing to go around with them and advise these people to not go into units. We require a copy of their bonding and insurance paperwork. Barbara Herndon seconded it and it was approved unanimously.
- Bill Gregg, Rebecca Thompson and Pam Finney (when she is on site) volunteered to go with them in the future.
- Authorizing John to sign checks for recurring payments
  - Steve Wonderly moved that we allow John to be one of the two signatures on any check with another signature being a board member, provided that per Section 8 (iv) of Fidelity Bonds of the Declaration of Condominiums, that our name be added to the management company's fidelity bond. Barbara Herndon seconded the motion and it carried unanimously.

**Miscellaneous Maintenance Items:**

- The dead palm tree needs to be removed either by the lawn company or we will haul it to the road.

**Open Forum**

The next budget meeting is scheduled when John is available.

The meeting was adjourned at 6:59 PM.

Prepared by Cathy Smith