

Atlantis At Perdido Association

Annual Meeting Minutes

4/7/2018

The meeting was called to order at 9:01 AM. In attendance were Bill & Barbara Dillon (1E), James and Susan Bell (6W), Dennis Riffer (4E), Carole Breaux (7W), Demetrious (6E), and Joe Overf(3E). In addition, proxies certified were 1W, 2E, 3W, 4W, 7E, 8W and 5W. A quorum was established with 12 members either present or certified by proxy.

One current board member, Ed Amar(3W) has resigned from the board. The board of directors were elected as follows: Board members elected were Bill Dillon, Dennis Riffer, Susan Bell, Greg Manual and Frank Gregory on a motion made by Dennis and seconded by James Bell.

Officers elected were as follows: Motion by James Beard and seconded by Dennis Riffer.

Bill Dillon President

Dennis Riffer Vice Present

Susan Bell Treasurer

Frank Gregory

Greg Manuel

Minutes from 4/8/2017 annual meeting were approved on a motion by Dennis and seconded by Bill.

The 2018 budget was considered and accepted on a motion from Dennis and seconded by Dennis. Note: The board is working extremely hard to increase reserves for big ticket items that will present inn the future.

The board reviewed the following old business:

1. Marvin has ordered the lock for the walkover to be replaced before Mullet Toss. In addition, all codes will be reset with new codes after May 1st.
2. The repairs on the pipes underneath building have been replaced and needs painting. Marvin is getting a bid for this work.
3. Entry gate was hit and damaged. A new heavy post is being made to replace the damaged portion.
4. The dog walk and grill area were approved to be finished with Marvin's Bid. A motion by Barbara and seconded by Dennis.

New business:

1. Roof blisters. There are several blisters on the roof that must be addressed. The board authorized David to contact BCI and get a bid on repair.
2. East side lot. A discussion was had concerning the lot on the east side of Atlantis property. The board authorized Dennis to talk to the owner and gauge interest in selling or leasing the property to Atlantis for additional parking. The motion was made by Dennis and seconded by James.
3. Security for the Mullet toss was authorized from Friday noon until Sunday noon.
4. Elevator contract is up for renewal this year. David is going to contact the company and negotiate a new contract
5. Owners directory: An owner's directory was authorized. David will be sending out permission forms for each unit to be included in the directory and the emails sent out to the membership. The directory will have owners name, phone number and email.
6. David is to get signature releases from the board to not have a blind cc on emails.
7. A discussion was had to be proactive in maintenance at eh building. Dennis made a motion and it was seconded by Bill that David do the following
 - a. Walk the property once a week to look for any issues that need attention and then move to complete task
 - b. Have a to do maintenance list for items that reoccur so we know the last time the work was done and the next scheduled action.
 - c. Have a list of vendors that can bid on items needed for repair.

A motion was made to adjourn meeting by Bill and seconded by Susan.