

Atlantis at Perdido Condominium Association

Annual Meeting Minutes

3/19/2016

The meeting was called to order at 9:00 AM. In attendance were Bill Dillon, Barbara Dillon, Susan Bell, James Bell, Ed Amar, Rebecca Gregory, Frank Gregory, Mitzi Riffer, Dennis Riffer, Kay Kell and Kelly Wright. There were 5 proxies counted and a quorum was established. Proof of notice of meeting was confirmed.

The board of directors was elected as follows: Bill Dillon, Susan Bell, Ed Amar, Kay Kell, and Dennis Riffer. The election of officers was as follows: Motion by Ed, seconded by Susan for Bill Dillon to be President. Motion carried. Motion by Ed, seconded by Bill for Dennis Riffer to be Vice President. Motion carried. Motion by Ed and seconded by Bill for Susan Bell to be Treasurer. Motion Carried.

Minutes from 4/18/15 were approved on a motion by Susan Bell and seconded by Bill.

The 2016 budget was reviewed and approved. Motion was made by Susan and seconded by Ed. Motion was approved. We are still working to improve our reserves.

The Board reviewed old business as follows:

1. Blisters on Building: The board asked for our attorney to contact Phoenix coatings via letter asking for a response to their culpability of repairing based on warranty. We will visit when we get a response.
2. Landscaping: This project has been finished and looks great.
3. VSC Fire control: The have finished their inspection and completed the repairs. Cherie will check with them concerning the painting of fire boxes in foyers.
4. Gate codes: The gate codes for entry gate and door entry are to be changed on May 1<sup>st</sup>. The board thinks that changing the codes periodically helps with unauthorized traffic.
5. Dune fencing: The new fencing looks great and has helped with some of the unwanted traffic. The board authorized for additional fencing to be put down the east side of property.
6. Parking stickers: The board encourages everyone to use the authorized parking stickers so on authorized persons are parked at Atlantis. ALL guests are to be registered with Cherie. Name, address, phone, car and tag.

New business is as follows:

1. Painting: The board approved bids from Marvin Blankenship to paint the exercise room (740.00), elevator lobbies (600.00 both) as well as the atriums on each floor (640.00 per floor). Susan and Barbara were to pick out colors.

2. Beach walkway: The board approved for the repair of the dune walkway. James Bell will look at cost of repairing some sections as well as replacing some sections. A new taller gate was approved that will be closer to beach to inhibit people from coming and using our shower and pool.
3. Doors in exercise room: The board agreed for Cherie to have a glass company come and give a quote on fixing doors. The board also approved for a keypad to replace the current fobs for entry to be placed at same height as on lobby doors.
4. Mullet toss security: Due to some problems from last year, the board approved for security for the Mullet Toss event. The security will monitor parking as well as unauthorized persons on the property. Security will be provided from Friday to Sunday. We are also contacting FloraBama officials to see if they will help with security.
5. New exercise equipment: The board approved for removal of the two old treadmills and for Dennis to look into a couple of new pieces to replace them.
6. Maintenance contract: The board discussed giving Marvin a job description of duties concerning minor maintenance projects.
7. Hurricane deductibles: Cherie will put together a letter for each owner that outlines what each unit needs to be prepared for in the event of a hurricane and damage to Atlantis. Each unit would owe a substantial amount and the board thought everyone needs to know exactly what each units responsibilities are in regard to this matter.
8. Future board meetings will be held in the summer and fall.
9. Dog Walk: The board approved for the establishment of a dog walk on the east side of the building. We are looking at what is the best way to accommodate pet owners.

Meeting was adjourned after a motion was made by Ed and seconded by Bill.