

Atlantis Board Meeting Minutes

January 14, 2017

The meeting was called to order at 9:01 AM. In attendance were all board members: Susan Bell, Kay Kell, Dennis Riffer, Ed Amar and Bill Dillon. Other owners in attendance were Frank and Rebecca Gregory, James Bell, Barbara Dillon. We also had Cherie Dean and Marvin Blankinship.

The Board reviewed the minutes from the board meeting on July 30, 2016. A motion was made by Susan Bell to accept and Ed Amar seconded the motion and it was passed.

Old Business:

The board reviewed the decision from the last meeting to assign parking spaces to all condo owners. The new parking rules will take effect on February 1, 2017. A letter will go out to all owners that will address the particulars of the new policy as well as the process that the board went through to develop this policy.

The board agreed the new walkover looks great and was satisfied with the repair. Marvin suggested that we protect the wood with sealer. The board also agreed and a motion was made by Ed Amar to accept the bid and it was seconded by Dennis. The board voted to approve and the walkway should be finished in a couple weeks, weather permitting.

Generator: The generator is in need of repair. Marvin presented the company findings. It seems the motor is in good condition, however the housing. We have had 2 quotes from companies that are extremely high. If we have to replace the entire unit it would result in assessments to the owners, therefore we are going to have Marvin work with the current company technicians and try to repair the housing and fuel tank. A motion was made by Susan to move \$40,000 from the general fund to the general maintenance reserve fund to prepare for the replacement, when it occurs. This would be about half the cost. Ed seconded the motion and board approved to direct Cherie to complete.

Landscaping: We talked about getting bids for a new landscaping company to do a onetime clean up and shaping up of the property as well as a maintenance contract. Barbara Dillon has agreed to get specifications and bids. We want to make the property look great. Items needed to be done is as follows: pruning the palm trees, pruning, and cleaning, placing sod down the sides of the building where appropriate. Repair the irrigation. The bushes and ground cover has grown out of control and needs to be trimmed. We are trying to make the necessary steps to have a beautiful condo with impeccable grounds.

Maintenance Items; Marvin was asked to prepare a list maintenance items that need to be done. Marvin presented the list to the board. It was agreed for Marvin to prioritize the list and we would start by doing a few each quarter until we have completed the list.

New business:

The west door to the stairwell has been left open on several occasions. Please let anyone that uses your unit understands that these doors need to closed and locked so as not to have unauthorized access to the building.

Marvin requested that we add a key pad to the roof door to help maintenance people have better and easier access. The board agreed.

Attention was called to the following:

All owners are to receive an email warning that all dehumidifiers (all Brands) have been recalled in the United States for fire hazard. Please disconnect your dehumidifier when you are not present and check with the manufacture for replacement.

All owners need to have their hot water heaters inspected. They are now about 13 years old and the life expectancy is only about 12 years we are told. We are going to negotiate and see if we can get a price to replace if multiple owners want to replace theirs. You might consider shutting your hot water heater off when you are not there as well as the water supply to it.

Reserves: A discussion was had concerning the reserve fund. We have made large strides in the last couple of years to increase these funds. These funds are to keep assessments down when we have to repair large ticket items, such as Coating the building, coating the roof, parking lot, generator, elevator, pool, etc. In the event of a hurricane, the insurance deductible is \$450,000 which would be around \$28,000 per unit. That would not include the pool or the beach walkover. The board believes we need to increase the reserves. We discussed a dues increase with all new moneys going straight to reserves. We are going to discuss at our annual shareholder meeting in April on April 8, 2017.