

BAY VIEW RESERVE CONDOMINIUM ASSOCIATION, INC.
7550 HINSON STREET
ORLANDO, FL 32819
(407) 351-0524

UNAPPROVED MINUTES

BAY VIEW RESERVE CONDOMINIUM ASSOCIATION, INC.
MINUTES OF THE ANNUAL MEMBERS' MEETING

January 28, 2025

The meeting was held in the Bay View Reserve Game Room, located at 7550 Hinson Street, Orlando, FL 32819.

The meeting was called to order at 6:03 p.m. by President Andrews. Present were Board Members Fasano, Hegerman, Steinbach, Zelin, and Property Manager Adamo.

Proof of notice of the meeting was recognized and placed on file.

President Andrews explained that as indicated in the mail out, agenda items b., h., i., and j. do not apply as no election was necessary. There were 5 vacancies on the Board and exactly 5 candidates submitted their candidacy (John Andrews, Ali Steinbach, Max Zelin, Michael Fasano, and Bob Hegerman).

Property Manager Adamo conducted the sign-in process and certifying of proxies resulting in 14 homeowners present and 7 proxies certified, meeting the required number needed for a quorum. Additionally, there was 1 homeowner present via the Zoom application.

Minutes of the January 30, 2024 Annual Members' Meeting and the minutes of the January 30, 2024 Board of Directors Organizational Meeting were read and approved by the Board.

Reports of Officers and Directors:

President Andrews brought up some things that are going on right now:

1. The sprinkler heads in the garage are being replaced right now in order to comply with the Orange County Fire Inspectors that have put pressure on us to get them replaced, even though we haven't had a problem with them.
2. Earlier last year, we had all the pipes in the garage sanded and painted red.
3. Regarding the swimming pool, the cold weather caused a delay because the cement will not cure properly. We gave the contractor approval to come in and work on the pool over the weekend to make up for the lost time. They said any noise would be minimal. Once they get the interior of the pool finished, they will start filling it with water. Then the deck around the pool is going to be painted. Manager Adamo got some new life rings for the pool. It should look pretty nice out there when it's done.

President Andrews said we had some big expenses this year. The fire marshal had done an inspection earlier in the last year in the fire pump room. The pump was working but only up to 98%; the inspector said it had to be at 100%. Between the pump and its housing which was cracked and had to be replaced, it was a pretty hefty expense at about \$35,000.

That was an example of an unpredicted expense for which we use our unforeseen circumstances budget.

The elevator buttons were also replaced last year.

President Andrews also mentioned that new state legislation was passed requiring all condo and HOA board members to participate in a Board Certification seminar. Board members must also complete a one-hour continuing education course within one year of certification, and annually thereafter. This was a 4 hour online seminar which had questions to answer at periodic intervals.

The regular session of the legislature is supposed to start in March; we hear that they'll want to address some of the insurance issues. In May we will have a new insurance carrier because the state sponsored insurance carrier [Citizens] dropped us. As of now, the only thing the new insurance company has mandated is that we have to get the roof replaced on the fire pump building by May of this year, and the main roof of our building must be replaced by May of 2026. They will not insure us with a roof that is over 20 years old, even though our roof is in excellent condition. Roof coatings, which would be about half the cost of a fully replaced new roof, are not acceptable, except on a commercial building that doesn't house residents.

Reports of Committees:

Board Director Mike Fasano reported on the Portal and Website Development Committee.

Florida law now requires that by January 1, 2026, every condominium association managing a condominium with 25 or more units [excluding timeshare units] must have a website. They found four companies that do "plug and play" and he compiled a report comparing features, prices, strengths and weaknesses of each company. Based on the list of companies, the cost should be \$200 or less a month to have the site/portal. Features such as mail/package delivery notification and separate homeowner, board only, and tenant sections were explored. The committee will review all their demos in the next couple of weeks and choose the two that best represent what we need. The companies will then be asked to do a mock-up for us, and make any changes which we feel are necessary. Fasano also said there should be a working review over a couple of weeks [on a Saturday] with all the owners and residents in the building. The portals all come with apps and phone apps with notification service. The intent is to have several Saturdays scheduled to help homeowners download the app to their device and walk through how to use it. A computer or tablet will likely be required at the security desk in order to use the system. Fasano acknowledged fellow committee members Helen [Bromfield] and Aileen [Schaked] for their work on the committee. The goal is to be up and running by July 1 [2025]. President Andrews thanked the committee for their work.

A question was raised by a homeowner about when the next power washing of the building would be done, as it's getting "green." It is scheduled to be done in 4 years. Fasano said the issue with the windows is the air conditioning unit that's outside the window; it doesn't have a crown, so the water just sits and that's always going to do that. He and Phil have discussed it; there's not a whole lot you could do except have somebody retrofit a crown on each one of them. We don't know the cost and/or if it's really worth looking into. However, Director Fasano mentioned that there are no streaks or mold on the building from the rain due to the waterproofing system we have which prevents that. There are other agents that can be applied to glass that would do the same, but it's spending money, and we don't know how much it costs to do a building like this, and to do the porte-cochère, the terrace, and around the pool. If it's not expensive, we can build that into the budget in a future year. We can do anything in this building, but the question is how much is it going to cost.

Fasano noted that the value in this building is tremendous when you look at what our competition is around. Unit 15B is under contract, which was surprising in this market considering the asking price, as opposed to the other condominiums in the area which are having issues that are still unresolved with the state as to how they are going to fix a lot of the things that have been neglected. Fasano also mentioned while on the point of reserves, it was brought to his attention that a few people think that we can take money from one reserve item and use it for a different reserve item, but that is not the case, as of 2025. The only exception relates to the occurrence of a natural disaster rendering the building uninhabitable.

President Andrews reiterated that there was no election of [board] directors since only the existing board members submitted their intent to run. The Board Members for 2025 are John Andrews, Mike Fasano, Bob Hegerman, Max Zelin, and Ali Steinbach.

Unfinished Business:

Homeowner and Revenue Committee Chairman Dwain Celistan presented his report recommendations for cost savings/revenue enhancement.

His first suggestion was to save \$1,300 on uniform dry cleaning [of the guards]. President Andrews explained that for the security staff, their contract is all inclusive (fees such as uniform cleaning are not itemized), and the uniform item on the budget pertains to Manager Adamo's uniform that we've established as part of his presentation representing Bay View Reserve. [This budget item was actually much more in past years—*secy./treas.*] Homeowner [Liz] Celistan commented that the greater point about Dwain finding one thing that is a line item, is that she hopes everyone is diligent in looking for any kind of cost savings; they don't know all the intricacies of every contract, but the point is if there's any way to squeak out any amount, there are many things that a lot of people would love to see done that can't get done due to budget constraints, so understand the point. Director Fasano commented that it is understood, and if more ideas come up like that, we have to research them.

President Andrews noted that at our budget workshops, we go down the budget item list and question anything that might be able to be reduced in order to keep our fees as low as possible. But the state legislation reserves reform offset any operating budget cost savings we might have been able to achieve. For years and years, homeowners waived reserves, and there comes a time when you have to pay up.

[Dwain] Celistan also suggested we might save money on bookkeeping and taxes with TurboTax and some other services, and feels that we can perhaps bid this out. He thinks we should shoot for \$15,000 budget for this, as opposed to the current \$22,000 bookkeeping/taxes budget. He contacted a couple of CPA firms that do this that are familiar with condo budget items, and suggested we do an RFP (request for proposal).

Lastly, Celistan proposed renting half of the 8 available guest parking spaces to fellow owners at \$75 or \$100 per month to generate \$3,600 [or \$4,800] a year. President Andrews conveyed that the idea of renting out the guest parking spaces came up in 2011 and 2014, and it continues to come up periodically. However, on those 2 occasions in 2011 and 2014 when we consulted with our attorney, he recommended that we NOT take steps to go about renting the parking spaces, for several reasons, including that each owner owns an undivided interest in every square inch of each of the guest parking spaces. There are several other reasons, including a potential conflict in a provision within our governing documents which could lead to litigation. Homeowner [Liz] Celistan commented that we may want to revisit this idea, and other homeowners present indicated they would like to vote on the idea.[†] However, some board members feel that it is in our best interest to follow the advice of our attorney. It was also commented that once the homeowner portal is set up, we can better gauge the interest in the idea. President Andrews added that we could use

[†] It should be noted that while some stated that a unanimous homeowner approval was required in order to approve the rental of parking spaces, it is more likely that approval by not less than 75% of the votes of the entire membership would be the requirement, according to the most recent attorney documentation.—*secy.*

the portal to do a survey. Director Hegerman said when we send out anything we want to get approval on, we're not even getting 40% response. It should also be noted that logistics [for rental of parking spaces] need to be considered as well, such as the handling of leases.

Celistan also suggested that perhaps the spaces could be used to create more storage instead, but that might create some potential legal issues that would have to be addressed, and would also require approval by homeowners.

It was questioned why there is no rule about guest parking not being for homeowners. It was stated that there is a rule, but no enforcement mechanism.

Homeowner [Bob] Zelin, relating to the subject of renting the parking spaces, brought up the vote we had [2022] on the proposed amendment to reduce the number of votes necessary to make future alterations from 2/3 (35 owners) to 51% (27 owners) (that did not pass). He mentioned the tennis courts and how he did not want to put money into the tennis courts, but he was told that because it's an amenity, even if just one person wants it, they will have a legal right to sue because they want to have all that money spent for the tennis courts.

Hegerman stressed that we [board members] have to pay the same fees as everybody else. Every time we get together, the motivation is what can we do to lower the dues, because that's what everybody complains about. Any time we can generate revenue it's a great idea to discuss and try to find out more.

There was quite a bit of discussion on how best to reach homeowners that do not participate when there is an issue to be voted upon. It was suggested that those that don't participate be contacted, perhaps via telephone, and asked to submit their ballot on whatever the issue is, or find out if they have assigned a proxy, or if they are abstaining from the vote. It was pointed out that only those that don't respond to a vote need to be contacted, rather than having to contact all 52 owners.

President Andrews said that right now there are a lot of owners currently in the building that like things the way they are, and "if it ain't broke, don't fix it." Homeowner Bromfield said there are also a lot of people that aren't feeling that way. She stressed that they just want to be able to reach out to everyone in the building, as a committee, and try to get homeowners more engaged, or try to understand why they choose not to be.

It was conveyed that legally, without getting our attorney involved, we can provide a list of all the homeowners; the only way they can contact them is by mail. We are not allowed to provide phone numbers or email addresses.

It was also said that Manager Adamo can send out an email to the homeowners on behalf of a committee that wishes to reach out to the owners without doing it by postal mail.

Zelin said there is a form for creating a committee and suggested those people wishing to form a committee [to communicate with the homeowners] should fill out the form, include what the goals are, submit it for approval, and we'll take it from there.

The business of the meeting was completed. President Andrews thanked everyone for coming. A motion to adjourn was made, seconded, and approved, and the meeting was adjourned at 7:26 p.m.

Respectfully submitted,



Max Zelin, Secretary/Treasurer
Bay View Reserve Condominium Association, Inc.

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UNAPPROVED MINUTES

BAY VIEW RESERVE CONDOMINIUM ASSOCIATION
MINUTES OF THE BOARD ORGANIZATIONAL MEETING

January 28, 2025

A Board Organizational Meeting was held in the Bay View Reserve Game Room, located at 7550 Hinson Street, Orlando, Florida 32819.

The meeting was called to order at 7:28 p.m. by Secretary/Treasurer Zelin. Present were Board Members Andrews, Fasano, Hegerman, Steinbach, and Property Manager Adamo.

Proof of notice of the meeting was recognized and placed on file.

NEW BUSINESS:

1. NOMINATION OF OFFICERS

The purpose of the organizational meeting is to identify the officers that will serve in the coming year.

A motion was made, seconded, and approved by the Board to keep the Board Members in the same positions as last year.

2025 Bay View Reserve Condominium Board Of Directors:			
President:	Owner John Andrews	Director:	Owner Michael Fasano
Vice President:	Owner Ali Steinbach	Director:	Owner Bob Hegerman
Secretary/Treasurer:		Owner Max [Marcia] Zelin	

The business of the meeting was completed and the meeting was adjourned at 7:31 p.m.

Respectfully submitted,



Max Zelin, Secretary/Treasurer
Bay View Reserve Condominium Association, Inc.