

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

UNAPPROVED MINUTES

BAY VIEW RESERVE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

July 30, 2025

The meeting was called to order at 6:00 p.m. by President Andrews. Present were Board members Fasano, Zelin, and Property Manager Adamo.

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

As the minutes of the May 8, May 15, and July 1, 2025 were previously distributed for review, motion to waive the reading of the minutes and approve them as distributed was made. There were no corrections, all were in favor, and the minutes were approved as distributed.

Treasurer's Report (Zelin):

As of July 30, 2025, funds available for Bay View Reserve are as follows:

Checking/Savings

101200	Wells Fargo Bank Operating Account (Checking)	\$27,280.94
102100	Wells Fargo Money Market Reserves (Savings)	\$127,895.21
102550	Wells Fargo Bank Key Account (Savings)	\$7,273.20
	Wells Fargo Brokerage Account (Mutual Funds)	\$85,942.23
	Total Checking/Savings	\$248,391.58

Motion to receive the Treasurer's report was made, seconded, and approved, and copy placed on file.

New Business:

1. 2025 6-MONTH BUDGET REVIEW AND POTENTIAL IMPACT (Andrews)

President Andrews began by saying that in the first six months of the year, items that exceeded budget expectations amount to approximately \$52,442.17. Some of those items were generator fire pump room equipment replacement which we budgeted for \$7,000.00, but total cost was \$27,000.00. Leaks in the water pump room required that fittings be replaced at a cost of about \$6,000.00 [\$1,200.00 was budgeted]. We've already taken in about 75% of our total revenue for the year. We have spent \$25,230.00 on water and sewer from a budget of \$26,300.00 (96% of amount budgeted) due to the leak from the pool. We replaced the Vak Pak filtration system. There were three leaks found and there are still more; we are losing 4,000 gallons of water a day,

and it was even higher before. The pool should be repiped in the future and we should consider adding the pool to our reserves budget. Some extra copies of the 6-month budget report were available to those attending. It was explained that we questioned items that have already gone over half the budgeted amount in the first half of the year to see where we might go over budget, for instance, the trash and dumpster service. Sometimes we may have excessive trash (after move-ins, for example). Manager Adamo explained that as long as the lids on the trash containers are down, there is no extra charge. If the lid is propped up, it is a \$250 additional charge. The budget for light bulbs is also almost depleted. The large "corn" bulbs are very expensive, \$100+ per piece; Adamo said the smaller ones on the ramp have to be replaced quite frequently.

There were a number of other items on the budget where more than half of the budgeted amount was spent in the first six months of the year. We had to rebuild the whole area where the pool pump mechanism is, so the pool maintenance was way over budget. It was mentioned that we now have a new bookkeeper as our former bookkeeper had medical issues which affected her performance; there were some tax delinquencies as a result. There was some good news in that our building insurance this year was less than we thought it was going to be. Citizens insurance was getting rid of policies and Coastal insured us (with the condition that we have our roofs replaced). There are a few budgeted items that we have not spent; that money will likely pay for the pool leak expenses.

It was also brought up that the fire control box behind the security desk can no longer have parts repaired. It's 40 years old, and the whole unit will need to be replaced/brought up to code; this will be a reserve item with an approximate cost of \$240,000.00.

In summary, we have a lot items that went over budget, so some of the items we budgeted for that have not yet been done, may not be done this year if we need the funds to pay for other higher priority items.

2. SPIDER TREATMENT FOR THE PARKING GARAGE (Adamo)

Manager Adamo reported on a treatment our pest control can use in our garage for the spiders, but there is no guarantee. It is a spray which will require everyone to move their vehicle out of the garage during the application; notice will be posted in advance. Bay View management cannot move anyone's car for them due to liability issues. If a car is not moved outside, it WILL get spots on it, and it will need to be taken to the car wash at the owner's expense. They cannot avoid spraying an area where there is a car because then the spiders will find that area to cling to. There will be several applications with 3 month intervals and then it will be done at 6 month intervals. It's \$250.00 for each application. Motion to approve the spider treatment was made and seconded. All in favor.

Unfinished Business:

1. MOLD PROJECT UPDATE (Fasano)

Director Fasano said we got the final reports in on the mold in the building. Our HVAC and PTAC units are probably not up to standard (which was already known). Water intrusion was the other possible cause. After checking the building for water intrusion, he only found one water intrusion on the first floor resulting from heavy winds forcing rainwater in. The person who sealed the building will come here and take care of that. It appears that controlling the humidity levels in the building is

what will be required to remedy the problem. We'll know for sure once the sheet rock is removed. When the inspector came and took readings on the main floor, some areas measured high humidity levels equivalent to outdoor humidity. The game room had no mold in it. Manager Adamo took care of some ceiling tiles that needed to be cleaned and painted. Director Fasano said that all the wallpaper in the lobby needs to go as it is bubbling. We won't know how much sheet rock will need to be replaced until the wallpaper comes off. We don't have any new bids yet that include the lobby. We need 22 to 27.5 tons of cooling capacity; we have 22.5 so we need to figure out how to make it work for us.

The four PTAC units we have are 15,000 BTU's which he said was not acceptable, so it needs to be figured out how to change the air flow in the areas where there is a problem. Fasano said the report stated that all carpet and padding must be removed and will not be put back down as it would recontaminate the area.

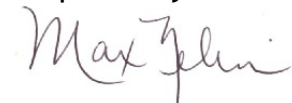
What Fasano recommended is that once floors are taken care of, and everything is taken out, there should be a two week period to dry out, and then the building will be listed as 100% clean. He would then like to see our HVAC company come in and do an audit involving where to put the thermostats, humidistats, etc. Director Fasano mentioned that he's done this for over 40 years and he's done over 5,000 hotels so he knows this is the correct way to handle it.

Director Fasano thinks it will take at least 60 days to get the [new] bids and to pick someone to do the work. This will take us into October; since that is close to the end of the year, Fasano, Zelin and Adamo suggested putting it in the budget for next year (2026).

Fasano added that the mold we have in this building is not detrimental to anybody, but if you have health issues, he strongly urges talking to your doctor, because when they're tearing down the mold, even though it will be shielded, there's a chance that something could leak a little bit. He strongly recommends not being here for the three days that the work will be done on your floor. He was told remediation will take 3-4 days per floor, probably a couple months total. He feels that by the end of February, early March, everything will be done.

The business of the meeting was completed and a motion to adjourn was made, seconded, and approved by the Board. The meeting was adjourned at 7:21 p.m.

Respectfully submitted,



Max [Marcia] Zelin, Secretary
Bay View Reserve Condominium Association, Inc.