

Bayview At The Township Condominium Association, Inc.
Board of Directors Organizational Meeting
April 11, 2023 at 7:00 PM Club House
4131 Coral Tree Circle, Coconut Creek, FL 33073

Board Members Present:

President	Emmanuel Alvarado	✓
Secretary	Nancy Gainer	✓
Vice President	Sharon Morgan	✓
Treasurer	Raffaela Rennella (Lena)	✓
Director	Jose Guerrero	✓
Property Mgr, Castle Mgt	Maria Mihailovschi	✓

Call to Order: by Emmanuel Alvarado, President at 7:02

Approval of Minutes from last meeting – Nancy made a motion to approve minutes of last meeting without reading. Sharon Morgan second the motion

Emmanuel introduced Maria Mihailovschi as new property manager and Maria provided an overview of her background.

Irrigation system - Sharon inquired about sprinkler system. Some residents don't believe they are working. The sprinklers are setup to run at night and appear to be working by some buildings and possibly not on other buildings. We will have a maintenance check to see if timers are on and working.

Pool – Black spots have been appearing on the pool. Maria contacted the pool company and was told that the solution they have been using to treat the spots is not working. Pool company will go into pool to investigate and treat.

Maintenance person – board feels that a full-time maintenance/janitor is needed for the property. We will request proposals for maintenance staff

Auto Theft – another auto was stolen from the property. The resident was informed by police that thieves are using amplifiers to capture rf signal emitted from key fobs. The resident recommended a product, RF Blocking Bags to store key fobs to prevent dissemination of RF signal.

Other business –

- We need to follow up on the installation of gutters on the buildings. The gutters were removed during the replacements of roofs

-Residents are requesting wind mitigation report for the buildings to reduce individual condo insurance premiums. Maria will request a report.

Adjournment – Emmanuel motioned to adjourn the meeting at 7:56. Jose seconded the motion.

Respectfully Submitted,
Nancy Gainer, Secretary Apr 12, 2023