

Bayview At The Township Condominium Association, Inc.  
 Board of Directors Organizational Meeting  
 November 14, 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	Raffaella Rennella (Lena)	✓
Director	Jose Guerrero	✓
Property Mgr, Castle Mgt	Maria Mihailovschi	✓

Call to Order: by Emmanuel Alvarado, President at 7:01

Approval of Minutes from last meeting – Sharon Morgan made a motion to approve minutes of last meeting without reading. Joes Guerrero seconded the motion

**License Plate Readers** – Flock Safety joined the meeting via zoom and gave the board information on license plate readers and the grants available from the City of Coconut Creek that provides reimbursement up to 50% of the cost. The system would require 2 cameras that capture license plates of cars entering and exiting the property. Cameras are solar powered, do not require wifi and are tied into Coconut Creek PD. Cameras have motion detection sensors and images are date and time stamped and does not require monitoring. Cost for the cameras are as follows:

- \$2,500 / camera / year (2 would be required for Bayview - \$5,000)
- \$ 650/ camera for installation (\$1,300 for Bayview)
- Subscription based – requires a 2 year contract.
- Cameras have warranty but does not cover vandalism

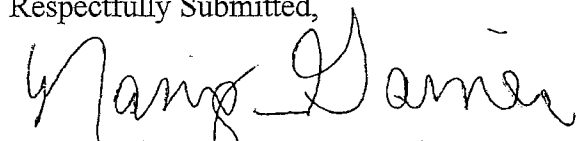
Vendor will send the board a video showing how the system works for further consideration.

**Unit inspections** to reduce water consumption – since building 3 has the highest water bills, inspections will start with building 3. Notices will be provided to residents and maintenance will coordinate availability

**Other Items** – Engineering Inspections – Lena made a motion to obtain services of Florida Engineering to conduct the mandatory engineering inspection. Emmanuel seconded the motion.

**Adjournment** -8:10 pm Sharon made a motion to adjourn the meeting. Emmanuel seconded the motion. made a motion to adjourn the meeting at 8:20. Motion was seconded by Sharon.

Respectfully Submitted,



Nancy Gainer, Secretary Nov 15, 2023