

Bayview At The Township Condominium Association, Inc.  
Board of Directors  
December 26, 2023 at 7:00 PM Club House  
4131 Coral Tree Circle, Coconut Creek, FL 33073

**Board Members Present:**

President	Emmanuel Alvarado	✓▪
Secretary	Arleen Fromer	✓▪
Vice President	Jose Guerra	✓▪
Treasurer	Nancy Grainer-	✓▪
Property Mgr, Castle Mgt	Maria Mihailovschi	✓▪

**Absent:** Sharon Morgan, Director

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

Approval of Minutes from last meeting – Emmanuel made a motion to approve minutes without reading. Jose Guerra seconded the motion, all in favor.

**OLD BUSINESS:**

License Plate Readers –

Emmanuel explained this would not deter theft, therefore will not pursue.

**NEW BUSINESS:**

Emmanuel Alvarado made a motion to transfer \$200,000.00 from the Reserves Insurance Claim Proceeds to Operation to cover the overage on the Property Insurance. Arleen Fromer seconded, all in favor.

**OTHER ITEMS:**

The Board of Directors and Maria, Property Manager, answered questions from residents regarding:

Louis, Maintenance not keeping buildings, property clean. Including garbage area. Many agreed, and asked again, when will this be handled. This problem has been discussed numerous times in past meetings. No conclusion was made. Maria spoke about the pressure cleaner being broken, so he couldn't finish all the buildings. Emmanuel asked how much it cost for a new one, Maria replied about \$700 and said she would look into it further.

The blue garbage bins were brought up again and Jose spoke about being stopped by city official and we may be fined for having debris on top. Maria said she spoke to garbage pick up and told them to take the blue bins away. Needs to be taken care of before we get fined.

Jose showed a picture of elevator floor in building 4, which has a missing tile. He glued it in for now. Emmanuel and Board felt the floor should be redone.

Also, bike marks on same elevator a constant. Unit in question (345) has 2 teenagers with bikes. Maria said she would send them a letter.

Bike racks for buildings were brought up, Emmanuel said to try a "pilot" rack in building 5 for now. Resident agreed to try.

**Adjournment** -7:40 pm Emmanuel Alvarado made a motion to adjourn the meeting. Arleen Fromer seconded the motion.



Respectfully Submitted,  
Arleen Fromer, Secretary- December 27, 2023