

Bayview At The Township Condominium Association, Inc.
Board of Directors Meeting
February 13, 2024 at 7:00 PM Club House
4131 Coral Tree Circle, Coconut Creek, FL 33073

Board Members Present:

Emmanuel Alvarado, Jose Guerra, Nancy Gainer, Sharon Morgan, Arleen Fromer
Property Manager, Maria Mihailovschi,

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

Approval of Minutes from last meeting – Emmanuel Alverado, made a motion to approve minutes. Nancy Gainer 2nd the motion, all in favor.

OLD BUSINESS:

Bicycle racks: Fire department won't allow due to fire hazard.

Painting: Commence in approximately 2 weeks. Board voted to add metal railings to contract. Sharon Morgan approved, Arleen Fromer 2nd, all in favor.

Landscaping: Board voted to approve new company, Shinto. Will start in 30 days. Emmanuel Alvarado, approved, Sharon Morgan 2nd, all in favor.

NEW BUSINESS:

Representatives for each building: Arleen Fromer asked for volunteers, after explaining what would be required. Patricia, Bldg. 3 volunteered, also, Dino, Bldg. 5.
Volunteers for Bldgs. 1, 2 and 6 to be posted in those buildings.

OTHER ITEMS:

The Board of Directors and Maria Mihailovschi, Property Manager, answered questions from residents.

Insurance was brought up and Emmanuel Alverado, explained we had chosen Citizens and were paying less than anticipated.

Cable contract expires in June and we are looking into bids.

Dino asked about LED lighting, explaining how much more effective it is and winds up costing less over time.

Roberto said there is a mold problem in a unit in bldg. 6 and unit owner has not yet complied. A discussion of fining her was brought up. Maria Mihailovschi, will look into it further.

Adjournment -8.15pm Emmanuel Alvarado made a motion to adjourn the meeting. Arleen Fromer 2nd the motion.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Arleen Fromer".

Arleen Fromer, Secretary
February 15, 2024