

Bayview At The Township Condominium Association, Inc.
Board of Directors Meeting
May 7, 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 7:00

Approval of Minutes from last meeting – Emmanuel Alvarado made a motion to approve minutes. Sharon Morgan 2nd All in favor.

NEW BUSINESS:

Audit: Maria explained that the cost for one year is \$6,500, but \$6,000 if we choose to pay for 2 years. A motion was made by Nancy Gainer to approve Glasdstone to do the audit for the next 2 years @ \$6,000 each year. Arleen Fromer 2nd the motion. All in favor.

Tree Trimming: Maria said Shinto gave an estimate. On hold for now, more information needed.

The irrigation proposal from Shinto was presented. A motion was made by Sharon Morgan to approve the proposal, Emmanuel Alvarado 2nd the motion. All in favor.

Comcast: A new 5 year contract was presented, It will be \$4.00 less per month and capped at 4% increase each year. A motion to approve Comcast's new contract was made by Emmanuel Alvarado, Sharon Morgan 2nd the motion. All in favor.

Roof : Screen replacements. The painter's proposal is \$5,760. (\$960 per building/there are 48 screens in each building that would be \$20 per screen) Resident offered to get us a cheaper bid. Will provide Maria with information.

Property Manager, Maria Mihailovschi and Board opened floor for discussion.

Spikes being added to all buildings to prevent pigeons from nesting etc.

Kathy, building captain 2, asked who is responsible for dead plant removal. Shinto is responsible. Mulch is not included.

Lake is very low. Maria will contact Broward County.

Audit asked about. Residents have to wait until 2023 is completed.

Painter will be asked about smoothing floors before painting.

Questions about Louis were asked. Emmanuel explained that Louis didn't accept the cleaning of buildings, therefore, he has given notice. His last day will be May 17th.

We are in the process of looking for a replacement and assured residents the next person will be cleaning the buildings inside and out.

Bayview Website: was brought up again. Jose said his wife was willing to fix it. More to follow.

Budget: once again brought up. Maria explained why there was no surplus.

Elevators: have been inspected stickers on the way.

Handicapped spots: explained why none can be added.

Adjournment: Emmanuel Alvarado made a motion to adjourn the meeting. Arleen Fromer 2nd the motion. All in favor. Meeting was adjourn at 8:10pm

Respectfully Submitted,



Arleen Fromer, Secretary

May 9, 2024