

Bayview At The Township Condominium Association, Inc.
Board of Directors Pre-Budget Meeting
October 1, 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 called for approval of August Minutes, Nancy Grainer approved, Jose Guerra 2nd. All in favor.

NEW BUSINESS:

Maria Mihailovschi gave copies of the 2025 Proposed Budget to all in attendance. She then explained that the highest increase was the projected insurance. We had to have an assessment in 2024 to pay for the insurance. We based our 12% insurance increase on the projected year end number. That raises the insurance from \$320,000 to \$590,149.32

Hurricane Helene damage will affect Florida, this figure may increase. However, Maria will contact our insurance company to see if getting a higher deductible will bring down the cost.

This opened the floor to discussion.

One of the reasons the insurance might have increased is because of the settlement we had received from the roofs, probably raised the rates to get some of their money back. We have Citizens insurance, as they were the lowest that our agent got from a number of other bids. It was also explained that we have liability insurance that's in September and the property insurance is in May, so we have to put those two together to get to the figure. Emmanuel said that other factors raised the insurance, having spoken to other communities in the area, and all of them are going up. A resident who's an insurance agent, explained that a lot of companies won't even cover condos anymore. He was very informative.

Maria then went down the other line items explaining each one individually.

A motion was made by Emmanuel Alvarado to cancel Parking Enforcement Patrol for 2025 eliminating \$1840.40. Arleen Fromer 2nd the motion. All in favor 5-0.

The next thing was lowering the General Repairs and Maintenance from 25,000 to \$10,000. Maria explained that as of June we had already spent \$25,000 in repairs. Units have had leaks, drywall was needed to repair and as the units are now 30 years old, it's hard to predict the next round of problems.

Two new line items have been added to the budget. Structural Concrete and Fire Alarm is mandated to all condos over three stories high. This totals \$30,000 a year. That coupled with the insurance rates, are the highest items. Plumbing and Electrical was in the Reserve Structural, as this was never on the budget. It totals \$2200 per building, and Maria explained this was part of that mandated study done on each building. We can't remove it from the budget.

Issue with pest control was addressed, there seems to be some confusion about the signs being posted after they do their spraying. We are also sending pest control out for bids to see if another company would be better.

Resident asked that Michael not use the debris blower at 7:00 a.m. as it wakes him up. A few other residents also agreed.

Lawn maintenance, covered by Shinto, is not being done properly. Michael, working the grounds, sees what has been missed, has reported it to Castle. I myself have been working with Maria regarding Shinto's lack of keeping up with their own scheduled calendar. She has been in contact with them and they say they're going to address this major problem. So far nothing has been done.

Noted, this budget has taken a lot of time to prepare. Now that we are at the end, we are going to have time to concentrate on the lawn maintenance or lack thereof. Updates will be forthcoming. (Shinto has since agreed to a meeting with the Board. The date has been confirmed).

Michael again stated owners, in some buildings, are letting their dogs urinate in the building without cleaning up and, not picking up poop. It is suggested that Michael let Maria know the unit number, if he knows it, and or the actual building that this is being done in. Only then can she send out letters to discontinue this type of behavior. If it's just the building itself without a unit, perhaps we can post something on that building regarding the fines that can ensue if not followed properly.

Security was again raised. Emmanuel said it would cost around \$60,000 per year. This would include either nightly patrols or cameras. He asked Maria to get a proposal. This would cost approximately an additional \$104.00 per unit, per quarter.

Additional questions were brought up regarding irrigation, cable, legal fees, all line items on the budget. They were further explained.

A resident questioned when we would powerwash the sidewalks. Louis, prior maintenance man, requested us to buy a new one and we did for the purpose of doing power washing every few months.

Emmanuel Alvarado made a motion to adjourn the meeting.
Jose Guerra 2nd, all in favor.

Respectfully Submitted.

Arleen Fromer

Arleen Fromer, Secretary

October 4, 2024