

Bayview At The Township Condominium Association, Inc.
Board of Directors Budget, Election of Board, Meeting
October 29, 2024, at 7:00 PM Club House
4131 Coral Tree Circle, Coconut Creek, FL 33073

Board Members Present:

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

Emmanuel Alvarado introduced Police Officer, Calderon, who was here on behalf of the Coconut Creek Police Department to answer questions that Bayview may have for them. She announced that patrols came every night and during the daytime as well. She was pleased to report they haven't been called for many disturbances.

Remarks from the audience included disturbances from vehicles making donuts at midnight and she took down the information. She explained that it's very important to take precautions with your vehicles by making sure they are locked, windows up, no personal effects visible in the vehicle. We mentioned cars being stolen and she would see about sending squad cars more often. Brighter lighting was brought up and she concluded that would be of help in dissuading thieves. Emmanuel mentioned the worst crimes seem to happen between 2:00 and 4:00 a.m. and the officer will see about sending more patrols at those particular hours. Cameras also were brought up and she felt they were a good deterrent. We have no restrictions on cameras in the units. She remained for the whole meeting.

Meeting was called to Order by Emmanuel Alvarado, President at 7:11pm

Reading and Disposal of any Unapproved Meeting Minutes:

Approval of October 1, 2024 minutes. Emmanuel Alvarado motioned for approval, Sharon Morgan approved, Nancy Gainer 2nd. All in favor.

Consideration and adoption of proposed budget for 2025.

Maria Mihailovschi opened the budget meeting explaining that every owner was mailed copies of the proposed budget and this meeting was for the consideration and adoption of the proposed budget for 2025.

This opened the floor for discussion.

What followed was 45 minutes of questions and answers that were duplicated from our previous pre-budget meeting of October 1, 2024. (See minutes of October 1, 2024, posted on our website, Bayview@thetownship.com)

Maria Mihailovschi and the Board answered each question making sure everyone understood that nothing had changed except for one item. The 5% raise proposed by Castle Management was not approved by the board. Castle came back, after being informed of this through correspondence, asking for a 3% increase.

Another correspondence went back to Castle requesting, in writing, the problems that we had and how they were going to be fixed for the future. Having received no answer by the morning of the Board Meeting, we had no choice but to vote against the increase. We are still in negotiations. When we have a solution we will be editing the proposed budget to show the new maintenance fees for 2025. At that time we will be having another meeting to vote for the budget.

Michael, from building 5, brought up the idea to self-insure property insurance, instead of a company. A conversation ensued, pros and cons were discussed and we will be looking into this subject at future meetings.

ANNUAL MEMBERSHIP MEETING:

Emmanuel Alvarado called to order the membership meeting at 8:15p.m.

Votes for Board of Directors were counted and the following comprises the new board for 2025:

Emmanuel Alvarado, President, Nancy Gainer nominated, Arleen Fromer 2nd

Jose Guerra, Vice President, Arleen Fromer nominated, Emmanuel Alvarado 2nd

Nancy Gainer, Treasurer, Emmanuel Alvarado nominated, Arleen Fromer 2nd

Tiffany Taylor, Secretary, Arleen Fromer nominated, Emmanuel Alvarado 2nd

Arleen Fromer, Director

Emmanuel Alvarado made a motion to adjourn the meeting at 9:15p.m.
Arleen Fromer 2nd, all in favor.

Respectfully Submitted.

Arleen Fromer

Arleen Fromer, Secretary
October 29, 2024