



Association Bayview Condominium Clearwater Association, Inc.  
Meeting Minutes of Organizational Meeting  
Date March 30, 2021

**Meeting Called to Order at 3:10 PM**

**Board Members Present were:**

- Chris Brzenzinski
- Fred Dykstra
- Karl Voss

**Board Members Absent were:**

- None

**Membership Present or Proxy:**

- 18 of 28 Members were present or by proxy represented at the meeting,

**Quorum**

- Quorum of the Board was confirmed.

Also present Frank Parrish of Frankly Coastal Management.

Meeting notice was confirmed to be sent and posted by Frank Parrish.

**Officer's Reports**

- President's Report
  - Fred provided an update on the community and discussed the budget.
  - Property improvements included carpets cleaned, mangroves trimmed, elevator tile repaired, temporary pool lounge chairs acquired, salt water system for pool installed.
  - Open items include: balcony lights which are pushed back to June 25 by the manufacturer, warped fire door replacement expected in about 3 weeks due to incorrect door sizes being delivered, kayak storage on back order, landscape contractor change is being voted on in this meeting and the water intrusion project.
- Treasurer's Report
  - Frank provided an update on the Financials.

**Budget 2021**

- The Proposed 2021 Budget was discussed.



- Membership voted 16 in favor of the Partially Funded Budget, and 2 against the Partially Funded Budget.
- Karl made a motion to adopt the Partially funded budget as selected by the Membership. Chris second, unanimous approval.

## Old Business

- Decoration Committee
  - Patio Furniture: Progress has been made on new patio furniture selection by the committee. The committee will be proposing options to the Board soon.
  - 7<sup>th</sup> Floor Decorations: The committee is still investigating options.
- Door King Updates
  - Frank provided an update on this. Frank's firm is completing another large project, and once complete will be taking lessons learned from this project to update Bayview.
- Security Updates
  - Kong will be meeting with the Board to discuss improvement in the security system.
  - Discussions on the garage doors are also being investigated.

## New Business

- Cable TV
  - There were discussions on the current cable and use in the exercise room.
  - Additional discussions on implementing bulk cable packages – including understanding the internet speeds and building locations was discussed.
  - Implementing of bulk cable as an amenity was and the amendment approval process was also discussed.
- Water Intrusion Project
  - The Board discussed the project and work to do to close the repair work.
- Amendment on Pets
  - The Board and Community discussed a potential amendment. At this time, the community does not appear to be in favor of an amendment.
  - Leash rule needs to be used by all in the community.
- Roundup On-Site
  - Discussions were to identify alternatives to Round-up and use them for on-site weed eradication.
- Maintenance and Cleaning Staff
  - An owner raised that the current staff supporting the building is doing a very good job.



Being no further business, the meeting was adjourned at 4:05 PM.

Approved as typed: \_\_\_\_\_ Approved with the noted corrections / changes: \_\_\_\_\_

---