



**SEVILLE CONDOMINIUM 8, INC.
BOARD MEETING MINUTES
2612 Pearce Drive, 2nd Floor, Clearwater, FL 33764
April 11, 2018 6:00pm**

Quorum established: Attending are: Mary Lou Scussel and Joe Evich. Tri Morocco, managing agent verified the quorum was established. **Called to order** at 6:09 PM.

Minutes: Joe motioned, Mary Lou seconded, all in favor, motion passes to accept the minutes from December 5, 2017 were approved, as well as October 19, 2017. Board approves posting the approved minutes on the website moving forward.

Joe stated the window door contract was ~~to be~~ awarded only after the clarification requested by President Guy was to be received. The contract was signed by its' agent prior to receiving the information.

Joe shared the February financial report: the operating account has \$13,000, and \$60,000 in reserves, most in roof reserves, almost \$6,000 in insurance reserves. YTD is running even with what the budget.

New Business:

- Tree trimming was discussed – Management to coordinate Danny's Tree and PCS, attending a meeting on site to discuss the tree trimming. John and Frank will be part of that bid invite meeting.
- Blow off the carport – Management to ask the landscape vendor, Dave, what is the cost per occurrence, to blow off the carport roofs where debris and leaves fall. Joe requested Management ask Dave to provide a more detailed contract for review.
- Combo locks to be purchased and placed on the roof doors.
- Mary Lou discussed board position. Joe will take the President officer position, and Treasurer, Peter Masters will be appointed as Director, while Mary Lou will be VP/Secretary. Management will update the Board list and share with accounting.
- Resolution: Joe shared, the resolution of the actions taken at the 12-5-17 meeting.
- Windows/sliders exterior changes –discussion began, all owners must apply through the association via the management company. Joe motioned, Mary Lou seconded, all in favor, motion passed to have all owners communicate any exterior or interior changes with Management, who will then submit to the Board of Directors. Management will get an attorney opinion as an owner installed white framed windows/sliders and all others are bronze, anything in the documents directing the Board to enforce all bronze.
- Joe submitted the management termination notice, effective June 30, 2018. Joe shared Ameri-Tech to take over July 1, 2018.

Old Business:

- Door/window project to begin week of 4-16-18, weather permitting and barring any issues that may occur at the vendor's current project, which they are about to complete. If there are any issues, it may delay the beginning a week.
- AC in first floor lobby – tabled.
- Roofing bids were discussed – Joe motioned, Mary Lou seconded, all in favor, motion passes to award the contract with Urethane Systems Roofing for pod 304-306. Joe discussed other pod to be handled but more research is needed for financing options, special assessment, and reserve funding.

Adjournment: Joe motioned, Mary Lou seconded, motion passed to adjourn at 7:45 PM.

Respectfully submitted by: Tri Morocco, Managing Agent

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