

**Serena Shores Condominium Association
C/o Fairway Management
1331 Bedford Dr., Suite 103
Melbourne, FL 32940
(321)777-7575**

**Board of Directors Meeting
October 26, 2021
9:00 am**

1. Meeting was called to order at 9:00 a.m. by Ruth Kochmar
2. A quorum was established with 4 of 4 Directors present by Zoom Meeting/ conference. Bill Sayegh, Ruth Kochmar, Kathy Fagan, and Michael Rywalt.
3. Meeting was noticed within the establish rules in the Bylaws of the Association and the Florida Statutes.
4. Reading /Approval of previous meeting minutes. Kathy motioned to approve the April and August 24th meeting minutes, 2nd by Bill. All were in favor and the motion passed unanimously.
5. President Report – Ruth Kochmar reminded everyone that the garage vote has been mailed out to the membership. Ruth is also working on revising the rules and regulations. Ruth also welcomed two new owners Kimberly O 'Brien and Judie Marino.
6. Treasurer report – Kathy Fagan emailed the financial worksheet out to the membership. Kathy also stated there was about \$9,300.00 not included in the financials year to date. The year-to-date budget is over in maintenance, insurance and building inspections. There is currently one owner in arrears. Kathy as a reminder stated the annual budget runs from March to March.
7. Old Business
 - a. Concrete Restoration – Tabled until the engineering report is completed.
 - b. North building communication box - The new electrical box has been ordered. Ruth is working on compiling a list of all the owners' numbers to be entered into the new call box.
 - c. South Building Mechanical Elevator Room electrical circuit – Bill motioned to approve the \$1,900.00 for the new electrical run/circuit paid from deferred maintenance, 2nd by Michael. All were in favor and the motion passed unanimously. Eau Gallie electrical to schedule.
 - d. Roof top a/c straps – William with maintenance to wash down the a/c's monthly.. Kathy and Ruth to perform inspection after this Board meeting.
 - e. Surveillance cameras – Michael is still obtaining a total cost of the surveillance camera system to include an alert system.
8. New Business
 - a. Sea Grapes – Schurlknight Landscaping has provided a quote of \$1,200.00 to include removal of the vegetation to be paid from line item 851 Sea Grapes to also include the palmetto in front of the pool area. Bill motioned to approve the sea grape and palmetto

trimming that will take place in December, 2nd by Kathy. All in favor and the motion passed unanimously.

- b. Asphalt repair – Ruth received estimate to repair the needed repairs at a cost of \$900.00. Bill Sayegh recommended getting a quote for Belgium block to protect the edges of the asphalt near the landscaping. Kathy recommended this be tabled until March 2022.
 - c. Lawn spray – Schurllknight Landscaping can do the lawn spraying for less than the Ecor contract. Bill motioned to contract with Schurllknight to provide the lawn applications, 2nd by Michael. All in favor and the motion passed unanimously.
9. Next Meeting will be November 23rd, 2021, at **9 a.m.** Via Zoom
10. Adjournment - Being no other agenda business meeting was adjourned at 9:50 a.m. by Ruth Kochmar.

Minutes prepared and submitted by
Alan Guthrie, LCAM
Fairway Management