

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

**Board of Directors Meeting  
July 27th, 2021  
9:00 am**

1. Meeting was called to order at 9:02 by Ruth Kochmar
2. A quorum was established with 4 of 5 Directors present by Zoom Meeting/ conference. Bill Sayegh, Ruth Kochmar, Kathy Fagan, and Michael Rywalt. Brenda Bryant absent.
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. Ruth motioned to table the May and June meeting minutes to the August Board meeting, 2<sup>nd</sup> by Kathy. All in favor and the motion passed unanimously.
5. President Report - Brenda Bryant has resigned as President and from the Board of Directors.
6. Treasurer report – Kathy Fagan will continue sending out the worksheet as it is a useful tool for the owners to stay notified.
7. Old Business
  - a. Concrete Restoration – Jim Emory is to submit his findings report. Once received the Board of Directors will schedule an owner’s meeting.
  - b. North Building Communication Box – Ruth received one proposal from Brenda Bryant. Michael stated it’s a flush mount and runs over cellular service. The North building communication box is aging, the South building communication box is in decent shape currently.
  - c. South Building Mechanical Elevator Room – Need to obtain a separate estimate for an electrical circuit.
  - d. Water test – High water usage on the last billing cycle of the North building. Had an inspection of the units to ensure the toilets were not running. Three owners were notified to inspect there toilet flappers.
  - e. Surveillance Cameras – A letter will be sent to the membership to get a consensus if the membership is in favor of adding surveillance cameras. Ruth motioned for Kathy Fagan to draft a letter to include the total cost and reasons for the cameras to be sent to the membership, 2<sup>nd</sup> by Bill. All were in favor and the motion passed unanimously.
8. New Business
  - a. Health Department Inspection of Spa/Pool – The inspection results were sent to Beach Pools to resolve the spa issues.

- b. Palms at the Dunes – Received a quote from Segura Landscape to trim the four Palm trees at a cost of \$200.00. Need to see how much it would be additional to add the Palmetto near the pool to the proposal. Bill motioned to have the four palm trees incl. the Palmetto trimmed when the sea grapes are trimmed, 2nd by Michael. All in favor and the motion passed unanimously.
  - c. Replacement of Deteriorating Door, Handles, Closures, Trash Chutes – Michael Rywalt is going to do a walk through to see how many needs addressed.
  - d. Common area electric – The Board of Directors reserves the right for the future use.
  - e. Contracts for Serena Shores – Board members must run contracts through Fairway Management.
  - f. Complaints, Enforcement of Doc and Rules and Regulations – Flammables stored in a garage. Fairway Management to inspect.
9. Next Meeting will be August 24, 2021, at **9 a.m.** Via Zoom
10. Adjournment - Being no other agenda business meeting was adjourned at 10:18 PM by Ruth Kochmar.

Minutes prepared and submitted by  
Alan Guthrie, LCAM  
Fairway Management