

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

**Board of Directors Meeting**  
**February 2, 2021**  
**10:00 am**

1. Meeting was called to order at 10:06 by Brenda Bryant
2. A quorum was established with 4 of 5 Directors present by Zoom Meeting/ conference (Brenda Bryant, Ruth Kochmar, Kathy Fagan and Bill Seyegh. Absent with notice was 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 previous Board meeting minutes as amended , 2<sup>nd</sup> by Ruth. All were in favor and the motion passed unanimously.
5. President Report - Brenda Bryant stated this Board of Directors meeting is very important and a lot of work was involved. Please be patient as there are quite a few agenda items to cover.
6. Old Business  
None
7. New Business
  - a. Consolidation of keys - Ruth motioned to rekey common door locks to one key for simplicity, 2<sup>nd</sup> by Kathy. All in favor and the motion passed unanimously.
  - b. Contract renewal update
    1. Cleaning = Kathy priced another cleaning vendor that came in at \$1,250.00 monthly for a similar scope of work. Kathy motioned to stay with Eds/Dude under pressure cleaning at \$650.00 monthly and to add a 60 day termination clause by either party, 2<sup>nd</sup> by Ruth. All were in favor and the motion passed unanimously.
    2. Pool service by Beach Pools – Ruth motioned to accept the contract by Beach Pools for one year with a 60 day termination clause, 2<sup>nd</sup> by Kathy. All were in favor and the motion passed unanimously.
    3. Fertilizations by Ecor – Kathy motioned to accept the Ecor contract, 2<sup>nd</sup> by Bill. All were in favor and the motion passed unanimously.
    4. Annual/Quarterly Fire Inspections by ATP Fire – Farway Management to schedule Annual inspection with ATP fire in February. Also, when backflow is tested schedule it through the owners.
    5. Spectrum cable – Bulk contract at this time for cable only. Kathy to draft up a survey to be sent to all owners to see if the membership would be in favor of adding internet service.

6. Management Company – Ruth motioned to contract with Fairway Management to include 8 hours of maintenance at a agreeable time slots, 2<sup>nd</sup> by Bill. Kathy in favor and Brenda opposed.
7. Irrigation – Fairway Management to get a proposal from Schurlknight Lawncare for wet checks and repair maintenance of the irrigation system monthly.
- c. Budget for 2021/2022  
Ruth motioned to approve the 2021/2022 budget with a 1 % increase and that the increase be added to the elevator line item, 2<sup>nd</sup> by Kathy. Bill was in favor and Brenda was opposed.
- d. Comments from Owners – None
8. Next Meeting will be February 23<sup>rd</sup> 2021 at 10 a.m. Via Zoom
9. Being no other agenda business meeting was adjourned at 12:17 PM

Minutes prepared and submitted by  
Alan Guthrie, LCAM  
Fairway Management