

**MAGNOLIA FALLS CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING**

**February 13, 2018
Falling Waters Clubhouse
Approved Minutes**

BOARD MEMBERS: Carol Connolly, Gene VanNevel, Richard Carter and Christine Suozzi

OTHER ATTENDEES: Kristin Mello representing Sandcastle Community Management

1. **Call to Order/Verification of Quorum/Proof of Notice:** Carol Connolly called the meeting to order at 10:00 am. There was a quorum with all Board members present.
2. **Approval of Prior Meeting Minutes:** Meeting minutes from January 9th and 18th, 2018.

Richard Carter made a motion to approve the meeting minutes from January 9, 2018, Christine Suozzi seconded and the motion carried unanimously.

Gene VanNevel made a motion to approve the meeting minutes from January 18, 2018, Richard Connolly seconded and the motion carried unanimously.

3. **New Business:**
 - a. **Discussion of Hotwire:** Frank from Hotwire was onsite to discuss the issues that they were having in Magnolia Falls and the plans to repair the pixilation. He will be available after the meeting to discuss issues and have someone make the repairs.
 - b. **Miller-Morgan well pump replacement update:** The pump may have been struck by lightning or a power surge. The repairs have been made. The flow meter is being installed, the motor will be changed from a 3 hpr to a 5 hpr. The cost will be \$9,000.
 - c. **Update and discussion of damages at 2370 #3:** Gene VanNevel gave a history on the unit and Kristin Mello updated with the engineering report that Velocity did during the inspection, Kristin will contact the attorney so that they will send a letter about the noise from the unit.
 - d. **Discussion of Belfor roof report and Tower Hill Insurance:** Carol Connolly discussed the status of the Tower Hill claim. After 6 weeks of no response from Tower Hill report, she spoke with Ted Foster. If the insurance company does accept the reroof, due to the insurance coverage in 2017 it is unclear if the garage roofs will be included in the replacement.
 - e. **Discussion of Loss Assessment and Magnolia Falls hurricane costs:** Carol Connolly discussed the loss assessment and the estimated assessment along with the assessment from the master. Homeowners should contact their insurance company if they would like the assessment to be covered by the HO6 policy.
4. **Adjournment:** Having no other official business the meeting adjourned at 11:40 am

Respectfully Submitted,

Kristin Mello, CAM
Sandcastle Community Management