

SOUTHPOINT OF DAYTONA CONDOMINIUM ASSOCIATION, INC.

MINUTES OF JULY 20, 2023 MEETING

Southpoint Condominium office and via Conference Call

4453 S. Atlantic Ave. Ponce Inlet, FL. 32127

- **In Attendance: Judy Voiers, President, Alan Powell, Secretary/Treasurer, Phil Danley, Karen Stewart, TJW and Glynis Chism, TJW**

- **Call to Order: The meeting was called to order at 3 pm.**
- **Alan moved to accept the minutes of the previous meeting (Budget Meeting from Jan 7, 2023). Judy seconded. Motion passed.**
- **Old Business**
 - **Update on projects including roof and seawall status.**
Phil reported that the roof project is 95% complete. The electricians are coming tomorrow to hook up the fans and dryer vents. The coping is installed. The roof will be cleaned.

The work on the seawall is progressing. All the old paint and stucco has been removed; cracks repaired; old steel removed and new rebar installed. Work on the south side sea wall will begin in approximately 2 weeks. It has been shored up.

- **New Business**
 - **Judy moved to nominate Phil Danley for the board to fill the remainder of the term of Linda Collette who sold her condo unit. Alan seconded the motion. Motion passed.**
 - **Judy moved to nominate Flo Bragden for the Rental board to fill the remainder of the term of Linda Collette. Alan seconded the motion. Motion passed.**
 - **Acknowledge receipt of bids for sliding glass doors and garage ceiling project and discuss which contractor(s) to interview.**

United Engineering developed the specifications for bidding the project for replacement of the sliding glass doors and repair of the garage ceiling. Both of these projects have been deemed a safety concern on several levels. First, the current sliders will be 20 years old in January, 2024, and for the past several years have caused issues for the owners due to leaking, and

corrosion, which, in turn, has contributed to the build up of dangerous mold in the walls of the building. Second, broken handles have been another safety issue particularly with renters. Third, the collapse of a portion of the ceiling in the garage also needs repair to avoid any possible injury to owners, renters and employees.

We received four (4) completed bids from contractors. Three of the bids were fairly close in amounts and three of the four bids had the same type of replacement sliding door. Judy moved to accept the bid from ACE. Phil seconded the motion.

Discussion followed.

The door ACE has bid is the Velocity door which is made in Florida (the Palm Beach area) and either meets or exceeds all specifications of Florida building codes and also provides turtle protection tint. This is the door three other contractors used in their bids. The doors have a 20-year warranty. Phil has worked with Karen to look at monies we have available in our appropriate reserves so that we can apply them to the total cost of this project.

Motion passed.

- Phil notified the board that 3 sinkholes have appeared along the backside of the sea wall. The first one was filled in with sand and stone, but has reappeared. Since then, 2 others have appeared. We will need to get some equipment in to remove the sea grapes along that area and then dig the area to see what is causing this situation. We will try to wait on this for a couple of weeks when there will be fewer renters on site. We will ask Roger to contact the Public Adjuster to add this cost to our insurance claim resulting from hurricane damage.

The meeting was adjourned at 4 pm.

Submitted by,

Alan Powell, Secretary