

# Aqualea HOA Board Meeting

August 15, 2020

Commencement: 11:22 am

HOA Board members present for audio meeting

Sharon Hunnewell - Johnson, President

Sharla Helton, Vice President

Trina Belanger, Secretary

Rob Weiss, Member at Large

Daniel Nepomuceno, Associa Condo Association representative

Discussion of HOA dues increase of ~ 10% from 2019 to 2020, from a little over \$17,000 to a little over \$19,000 per month. Need explanation and itemization to understand reason for increase and what we are actually paying for. Sharon is in process of preparing letter to send to ATTY requesting clarification on what our payments are going towards. Anticipating mutual agreement on what we are paying for.

Daniel states that our association has rights to our budget. Prefers to avoid Litigation. (Arbitration may be better than Litigation). An Example that was discussed was about the billing from OTIS elevator company. There are 14 elevators in the Hyatt. We have 2 for Homeowners. We were charged \$24,843.84, while the Hyatt was charged \$58,304.89. This detail needs to be carefully reviewed.

Sharon reports that we are waiting on estimates on the noise testing from the 2nd floor Belleair Room, where events and conferences are held.

Daniel requests that repair requests come to him first so that he can schedule and avoid mispayments.

The Board agrees that we want a good working relationship with our ATTY.

Ultimately, we need clarification on expenses. The budget is of "made up numbers" and should be tied to percentages of shares. How should we be paying them: monthly, quarterly, semi-annually or annually. This would give homeowners a chance to review the budget before making payments.

Sharon reports that Enoch is doing a Reserve study.

Members discuss needing to have a copy of our Insurance policy so that in the event the Hyatt "turns off the lights," what would happen to our property, etc.

Discussion that Westmont owns the building, Hyatt is a Tenant. The lease with the Hyatt is 20 years.

Discussion that the money we're paying for maintenance and upkeep is not representative in the aesthetics. For example when looking around the property, there are cigarette butts, sand and debris.

We have a Housekeeping service that is in place at \$125 per week.

Quote on the Fence separation: ~\$3,500

Sharon will be meeting with Akbar and Katie later today.

**Additional Information:**

Greg Bingaman, Director Asset Management - Westmont Hospitality Group

Akbar Dewani, Director of Finance, Hyatt Regency Clearwater Beach Resort & Spa

Katie Davis, Assistant Director of Finance, Hyatt Regency Clearwater Beach Resort & Spa

Steve Mezer, HOA Attourney, Becker + Polinkoff firm

Adjournment: 12:10 pm