

Annual Membership Meeting 2021 Budget Meeting

4/9/2021

Meeting Commences at 1:07pm

Tom Smach
Carol and Greg Freeborg
Nancy Johns
Ricky Johnson
Sharon Hunnewell-Johnson, President
Sharla Helton, Vice President
Kristen Balleaux-Iwan, Treasurer
Trina Belanger, Secretary

Introduction of new CAM, Kristie Hampton to residents present

17 years experience with CAM work

Registered Columnitarian

She asks residents to Use after hours call center for all after hour needs. Kristie will have a vendor list to contact the correct service needed. She wants to be notified and she will establish documentation in order to follow up on items-issues, as needed. Number to be provided.

Non-urgent items-issues: Town Square can be used for maintenance requests.

Residents discussion

-Valets still have a few fobs or swipe cards that open both the arm and gate to the Resident's garage.

-Red fobs are good for 1 year. Wanting the fobs to last longer, but it is how the system is set up. Front desk staff can re-up the red fobs.

-Gates propped up for services. Residents will no longer pay for the gate malfunctions when these are being propped open for hotel services/maintenance.

-AqualeaHOA@gmail.com email has been established for general information sharing.

-There are Renter information sheets for renters to fill out and send to this email above to keep track of parking spaces, names and numbers.

-On South side from door to garage, there is a closed in space that is slated for the homeowners but has not been cleaned out as yet.

-Re-painting of the parking garage spaces and arrows is going to be done a third time on Monday, April 12, 2021.

-Problem when the gate is fixed open and the arm needs a fob. This is a problem when renters are leaving on their last day exit and this happens and they are stuck.

-Balconies require cleaning and this is the responsibility of the homeowners when being done. Suggested to be done when it is raining.

-Homeowners need another copy of the contact list of all owners. Sharon is putting together a Directory of owners and contact numbers.

-Homeowners comment on good use of door stop and thankful for this.

- Ceiling panels of the first level elevator rooms are not staying in place and need to be fixed. This was an Associa job, so Associa will need to service this issue.
- Sharla recommends that all residents replace their hallway doors with electronic door access so that when the elevators are malfunctioning, that we don't have to call the elevator company to fix. The elevator companies charge overtime fees that are exorbitant and we want to avoid the extra costs.
- Service elevator is in poor condition and needs to be updated.
- The grease track running from Tom's condo has been fixed.
- The exit stairwell on the North side garage is being used as a party area and trash and debris are being left in that area. The door may be left unlocked, as well. This needs to be addressed.
- The Northside auto gate can be tricked to move open without a fob.
- The Northside second floor door access is left unlocked and so people are able to get to them and have been known to pull the fire alarm.
- The Northside exit button in the garage, when using the fob to exit on foot needs to be replaced. The button or push pad is broken.
- When a fire alarm goes off, the garage doors won't go up, the elevator rooms are not accessible. But, the service elevator was working. It is suggested that the gates open and lock open when an evacuation is going on.

Last year we were paying ^\$19,000.00 per month and this year we are paying ^\$16,000.00, so we have a ^\$48,000.00 credit this year. This is due to the difference from 2019 to 2020. Westmont has been made aware.

The other 2 associations here at the Hyatt did not have a HOA or management company prior to this month, but now they do.

Question: Are we liable for any Hyatt lawsuits? Ex: kiddy pool area floor was slippery and kids were falling. Aqualea homeowners have our own insurance to protect us.

Homeowners are responsible for our own appliances, doors, balconies, windows, etc. inside the walls. Homeowners report that the Romeo and Juliet windows are inaccessible and cannot be cleaned or maintained easily. Homeowners would like this to be helped with by the Hyatt maintenance team for routine cleaning.

Kristie has a few months to work towards completing items that are outstanding. We have reached out to look into another Condo Management group by July, 2021 if things are not completed by then.

Board Members will roll over to 2021 as there were no other interests. The Board will be meeting quarterly in 2021.

Every Homeowner would like to get 2 - 4 black elevator fobs per year to replace lost ones, if able. The cost of these fobs were \$25 each in the past.

Meeting Adjourned at 2:30pm.