

**THE ALAGON ON BAYSHORE
CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

July 23, 2013 Approved Minutes

Location: The Alagon Club Room, 3507 Bayshore Blvd, Tampa, FL 33629

Barry Silber called to order the July 23rd, 2013 Board of Directors Meeting at 6:35pm.

Proof of Proper Notice for the July 23rd, 2013, Board of Directors Meeting, was presented by the Property Manager, Aaron Peter, with a statement that the meeting had been duly noticed in accordance with Florida Statutes 718.

Barry Silber was the sole Director in attendance, due to the resignations of Frank Musolino, Shaker Sherif, and Juan Garcia. Manager, Aaron Peter, was present and taking Minutes. KW Property Management Division Manager, Alan Ramsay was also in attendance.

Mr. Silber stated that Minutes from the July 9th, 2013 Board of Directors Meeting would be recorded as a 'Draft', rather than as 'Approved', as the remaining Director had not been in attendance at the July 9th, 2013 Board of Directors Meeting, and questions remained as to the validity of the Meeting, as it had been called on short notice over a holiday weekend.

Per Florida Statutes, 718.112(2)(d)(9), Mr. Silber as sole remaining Director had authority to appoint directors to fill positions left vacant by departing Directors. Mr. Silber appointed Mitchell Horowitz (803) and Jennifer Pandolfi (903) as Directors to fulfill vacant terms through January 2015. Mr. Silber then appointed Norman Jacoby (501) to fulfill a vacant term through January 2015, and appointed Pamela Rodriguez (403) to fulfill a vacant term through January 2014.

Mr. Silber thanked the previous Board Members for their years of service, and wished them well, and extended a welcome to the departing Directors toward future service at The Alagon.

Mr. Horowitz moved to nominate the following Directors as Interim Officers to the Board of Directors: Barry Silber, President; Norman Jacoby, Treasurer; Jennifer Pandolfi, Secretary; Mitchell Horowitz as Vice President; and Pamela Rodriguez as Vice President. Jennifer Pandolfi seconded. Motion passes unanimously.

Therefore as of 7-23-2013, the Association Officers are as follows:

Barry Silber, President
Norman Jacoby, Treasurer
Jennifer Pandolfi, Secretary
Mitchell Horowitz, Vice President
Pamela Rodriguez, Vice President

Due to questions regarding the validity of the July 9th, 2013 Board of Directors Meeting, **Ms. Pandolfi moved to rescind action taken by the Board at the July 9th, 2013 Board of Directors Meeting to amend and revise the contract by and between The Alagon and Frank Fralick, Fralick Construction Services, LLC. Norman Jacoby seconded. Motion passes unanimously.**

Mr. Silber introduced Frank Fralick, Fralick Construction Services, LLC, as The Alagon's construction consultant. Mr. Fralick presented a summary of recommendations, as it pertains to repair and remediation efforts for the building. Mr. Fralick stated that the primary goals are to seal the building, and keep water out, as well as to address life safety issues. His summary recommendations are included as a separate attachment to the Minutes. Mr. Fralick estimated a timeframe of 2 weeks to draft the contracts, 4-6 weeks before work begins, and an estimated start date of January 1 to begin replacement of hand rails. Further discussion addressed future decisions required for paint color and tile choice. **Mr. Horowitz moved to accept and award the bids for repairs as recommended by Frank Fralick to address handrail replacement, stucco repair, tile replacement, and exterior painting/coating and to prepare and execute contracts for these projects in accordance with the bid tabulations. Norman Jacoby seconded. Motion passes unanimously.**

Mr. Silber presented concerns regarding voting certificates, as required by Florida Statutes for elections and membership votes. Mr. Silber requested of KW Property Management to contact each Unit Owner regarding their voting certificate, and ensure that each owner have the appropriate voting certificate on file with current information, and to enact protocol with new owners to ensure timely receipt of their voting certificates following purchase of a unit. Aaron Peter, as manager of the Association, agreed to follow Mr. Silber's request.

Mr. Silber presented concerns regarding accurate reporting of window leaks and small balcony drainage issues of individual unit owners, and requested of KW Property Management to contact each Unit Owner and Resident on three separate occasions during the next thirty (30) days to obtain a list of any units with perceived window leak problems, and exact windows in each unit that are experiencing leaks, and any units with small balcony slope/flooding issues

and the exact small balcony in each unit that are experiencing such problems, so they may be examined and addressed during the course of the remediation/repair work. Further request was made to have management/maintenance examine the A/C balconies for drainage and sloping issues, and to involve Frank Fralick as necessary. Aaron Peter, as manager of the Association, agreed to follow Mr. Silber's request.

Mr. Silber presented concerns regarding the locking of entry doors during a power outage, or during a hurricane scenario, and requested of KW Property Management to meet with the door vendor for our automatic doors to research the installation of door locks/locking devices on the automatic doors and pricing of the same. Aaron Peter, as manager of the Association, agreed to follow Mr. Silber's request.

Mr. Silber presented concerns regarding the inadequate existing coverage of security cameras, particularly with entry points of the building, and requested of KW Property Management to meet with Jim Nicoletto, onsite security supervisor, to determine areas on the first (1st) and second (2nd) floors not presently or adequately covered by security cameras, and to contact the vendor to get pricing to rectify the situation properly and obtain necessary, full camera coverage of the first and second floor areas. Aaron Peter, as manager for the Association, agreed to follow Mr. Silber's request.

Mr. Jacoby moved to state that Frank Musolino, Shaker Sherif, and Juan Garcia will no longer be signers or officer of The Alagon on Bayshore Condominium Association. New signers for all bank matters will be Barry Silber, Norman Jacoby, and Mitchell Horowitz. Ms. Pandolfi seconded. Motion passes unanimously.

Mr. Silber provided point of contact direction to KW Property Management when addressing Association matters. For all financial matters, Norman Jacoby would provide approvals and direction. For all other day-to-day decisions, Barry Silber would provide direction.

Mr. Silber provided consideration of establishing committees, of which some committees had standing members, some had rarely met, and of which some had been disbanded. Discussion occurred regarding what types of committees would be beneficial, and how many members would need to serve. A request was made to KW Property Management to send an email to all owners, calling for members to serve on committees, and to suggest what committees would be beneficial. Aaron Peter, as manager for the Association, agreed to follow the request. Further recommendations were made for the following committees: Finance, Building/Grounds, Administrative, Social, and an Ad Hoc Design Committee. Mr. Silber

provided further guidance for future committees to allow each committee to elect committee officers.

At Mr. Silber's request, in order to address a timely decision required for building paint color considerations and tile choices, the Ad Hoc Design Committee was formed, with three (3) members on the committee to be Dorothy Haskins, Teresa Horowitz, and Erin Carp, and requested input of Frank Fralick, with the parameter to come up with 5 color recommendations for the Membership to consider. Further discussion noted potential restrictions to adhere to existing colors without Membership approval of 75% for changes.

Barry Silber adjourned.

The meeting adjourned at 8:10 pm

Respectively Submitted By:

The Alagon Board of Directors

Alagon Repairs Cost Summary
June 25, 2013

Fralick Construction Services, LLC

Item Description	Cost	Comments
Handrail Replacement	\$719,412	Mullet's Aluminum
Stucco Repair	\$213,900	Commercial Plastering
Exterior Painting/Coating	\$350,175	Merit Coatings
Tile Replacement on Pool, 3, 12, & 21	\$303,283	Designer Marble & Tile
Repair Staging Area-Grass, Landscap	\$5,000	HOA Allowance
Protection of New Tile	\$6,000	HOA Allowance
Misc. Clean-up	\$7,500	HOA Allowance
Port-o-Let	\$1,000	Four Months
Misc Arch Services (Permit Req)	\$4,000	Needed for Stucco Only
Contingency	\$150,000	HOA Allowance
Total	\$1,760,270	