

Sanctuary at Bay Hill Condominium Association

Board of Directors Meeting

Community Clubhouse

7400 Sugar Bend Drive

Orlando, FL 32819

Thursday February 24, 2022

Cherin Sanroma called the meeting to order at 5:02pm

Establishment of Quorum

Board Members Present:

- Cherin Sanromá – President – in person
- Richard Thonert (Vice President) Telephonically
- Gerry Priceman Treasurer-by Zoom
- Aditi Gupta (Officer) – by Zoom
- Stephanie De Oliveira- Officer- By Zoom

Also Present:

- Lori Coolidge, LCAM (Property Manager)
- Michael Gallemore (Owner)

A quorum of the Board was established.

Proof of Notice

Proof of notice was posted Thursday, February 21, 2022

- Meeting was called to order at 5:02 pm by Cherin Sanromá.
- Lori Coolidge presented the new policy for the upcoming Master Policy for the Association and asked for the Board to vote in favor of the coverages that were presented. Cherin Sanromá made a motion to the policy as it was presented and Richard Thonert second the motion, all were in favor the motion carried.
- Roof replacement bids were submitted for building #23 and the maintenance shop. Qualified Roofing came in at \$123,000 for Building # 23 and \$15,000 for the shop. Karma Builders came in at \$168,000 for both building # 23 and the shop. Schick Roofing came in at \$114,400 for building # 23 and \$11,440.00 for the Shop. A Motion by Cherin Sanromá to approve the Schick Roofing proposal was made, Gerry Priceman seconded the motion, all were in favor motion carried.
- Financials were reviewed and approved as presented.
- Old Business: the entry gate was struck by lightning again, a proposal to replace was in excess of \$5,000 in addition upgrades to the gate in the amount of \$18,882.00 from Access Control. Cherin Sanroma tabled this discussion and asked for another bid. Lori Coolidge will reach out to TEM and get another quote.
- New Business: Stephanie De Oliveira expressed concern about the pedestrian gate and that is broken and open at all times. Since security is always a concern, Lori has been waiting on a gate company to give us a quote for the gate. Aditi Gupta wondered if there was a grant that we could qualify for to apply towards the cost. She will look into it and get with Lori Coolidge about the application process.
- Motion to Adjourn was made at 5:47pm by Cherin Sanromá , Gerry Priceman second the motion.

Minutes prepared on behalf of the Board of Directors by Lori Coolidge