

Board of Director's Meeting
Golden Arrow Condominium Association, Inc.

Date: May 16, 2023

Time: 7:00 p.m.

Reliable Sun Management LLC is inviting you to a scheduled Zoom meeting.

Topic: Golden Arrow Board of Directors Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/5304187482?pwd=cjlZOVZhdHZ4b1NCTGVkWUtMQWxWQT09>

Meeting ID: 530 418 7482

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One tap mobile

+13052241968,,5304187482#,,,,*038772# US

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AGENDA

- I. Call to Order
- II. Roll Call
- III. Establish Quorum
- IV. Approval of Minutes
- V. New Business
 - a. Internet/ Wifi Service for Security System Access
 - b. Upgrade Key Fob System
 - c. Review of Dynamic Accounting's Performance
 - d. Mailbox Replacement/ Upgrade
 - e. Pool Leak, Upgrade
 - f. Renter/ Owner Collection of Rent Agreement
 - g. Insurance- New Agent Recommendation
 - h. New Windows Screens, All 1st Floor Units
 - i. Evan Lawrence.- Payment Request for Work in Unit
- VI. Treasures Report
- VII. Old Business
 - a. Flooring Hallway Project, completed
 - b. Bank Loan Option for Funding Future Reserve Projects
 - c. Fernando- Kick Plates in 298 Building (B), in process
 - d. Kevin- Replacement of Pull-Down Stairs to Roof
 - e. James/ Mary-Direction Way Finding Signage at Laundry Room for Each Building- Completed
 - f. Lobby Furniture, picture, Mary/ James, completed
- VIII. Adjournment

Board of Director's Meeting Minutes
Golden Arrow Condominium Association, Inc.
February 2, 2023 Via Zoom Meeting

- I. Call to Order -The meeting was called to order at 6:35 pm by James Martin, Community Manager.
- II. Roll Call – The following members of the Board were present including Kevin, Evan, Arthur and Mary. Violetta was absent.
- III. Quorum Established - Quorum was established.
- IV. Approval of the Minutes
A motion was made by Evan and seconded by Arthur to accept the November 29th meeting minutes. All in favor, the motion passes.
- V. New Business
 - A. Keyfobs/Building Internet
Building access needs to be updated. An internet system is required for computer access to register the fobs as distributed and eventually eliminate the code # for the buildings (#2997) to only those in maintenance. Once the new fobs are distributed, the code can then be changed. A motion was made by Mary and seconded by Arthur to have James pursue a proposal with Comcast. All in favor, motion passed.
 - B. Dynamic Accounting Update
Evan stated that since Dynamic Accountings performance has been very poor and that without numerous emails they don't respond in a timely fashion that the board should pursue centralized accounting with James at the same cost. All were in agreement. James will provide a proposal.
- VI. Treasurer's Report
Kevin gave an update on the monthly P & L. Currently there are six units that are in the 90 day late. James will check on the status of the legal paperwork currently filed with our attorney on 4 of them and move forward with other two 90-day late letters to bring us up to date.
- VII. Old Business
 - A. Hallway Flooring Project
Flooring in coming in on the 10th. It will be stored and secured on site with a POD system in spot of the parking lot at an expense of ~ \$200 a month. That will allow the installers to pick up the flooring without a separate delivery fee from Floor and Décor.
 - B. Bank Loan Option
On Hold for future meetings.
 - C. 298 Screen Door Removal/Numbers and Kickplates
Fernando will complete this project next week.
 - D. Replacement of (6) Pull- Down Stairs to Roof
James and Kevin will review past proposals and present at the next meeting.
 - E. Direction Signage for Both Buildings
James has ordered and can be installed when they are ready.

F. Mailbox Replacements

Mailboxes need to be replaced as they are showing signs of wear. Kevin has pricing for these from the past which we can review/update at the next meeting. Mary will also check with Boca Security to see what they are able to provide.

G. Parking - Stickers/Guest Passes/Booting

Currently we are giving our owners/tenants one parking sticker for their assigned spot and a Guest Pass for the second car. If they have two cars registered with the assn. they can get a second sticker. They are to be installed in the driver's side rear window corner. The booting company randomly reviews the parking lot for unstickered cars.

H. Pool, Pool Deck and Furniture

James and Mary will investigate options for new pool furniture.

VIII. Unfinished Business

A. Screening for 1st Floor Windows

James will look into having new screens made for first floor units in 2023 at the expense of assn.

IX. Adjournment – Motion made by Kevin and seconded by Mary to adjourn the meeting at 7:20pm. All in favor, motion passed.

**NOTICE AND AUTHORIZATION FOR ASSOCIATION TO COLLECT
RENT UPON DELINQUENCY IN MONETARY
OBLIGATION DUE TO ASSOCIATION BY OWNER**

WHEREAS, Golden Arrow Condominium Association (hereinafter "Association" or "Condominium") is the entity responsible for the operation and management of the Golden Arrow Condominium in Boca Raton, Florida; and

WHEREAS, Tenant has submitted an application for approval of a lease for unit _____ in Golden Arrow Condominium ("Unit") pursuant to a Lease submitted herewith and requests that the Association approve the Lease; and

WHEREAS, the Lease shall be subject to the provisions of the Florida Condominium Act, Chapter 718, Florida Statutes, including Section 718.116 (11)(a) which authorizes the Association to collect rent from a tenant upon delinquency of a unit owner in payment of any monetary obligation due to the Association; and

WHEREAS, the terms of this Notice and Authorization Agreement shall be deemed incorporated into any agreement for lease of a unit at Golden Arrow Condominium.

NOW, THEREFORE, in consideration of approval of the Lease by Association and for other good and valuable consideration, Tenant acknowledges and agrees as follows:

1. The above recitals are true and correct.
2. If, during the time that the unit is occupied by Tenant, the owner of the unit becomes delinquent in payment of any monetary obligation due to the Association, the Association may make a written demand that Tenant pay to the Association the subsequent rental payments and continue to make such payments until all monetary obligations of the unit owner related to the unit have been paid in full to the Association.
3. Upon written demand to Tenant by the Association, Tenant shall pay all rental payments due under the Lease to the Association until the Association releases Tenant from making further Lease payments to the Association or until Tenant discontinues the tenancy in the unit.
4. If Tenant fails to fully comply with the Association's notice to pay the Lease payment next due directly to the Association, the Association, pursuant to Chapter 83 Florida Statutes, may issue notice and sue Tenant for eviction from the unit. If legal action becomes necessary, the Association shall be entitled to recover reasonable attorney's fees and costs, including appellate fees and costs, from the Tenant.

Agreed to this _____ day of _____ 202_____

Tenant:

Tenant:



Certified Mold Free Corp

Davie, FL 33328
 954-614-6860
 info@mold-free.org

Invoice

Date	Invoice #
3/12/2023	6395

Bill To
Lawrence, Evan 299 SW Seventh St Boca Raton FL

PAID
 03-09-2023

P.O. No.		Project
	Terms	

Description	Qty	Rate	Amount
REMEDATION AND RELATED DRYWALL REPAIRS 1) Under EPA Level 1 containment, remove a minimum of 1/2 the bathroom ceiling. 2) Remediate ceiling cavity. 3) Rebuild with new drywall and insulation. 4) Paint ceiling with white mold inhibiting primer. 5) Recaulk tub 6) Post remediation testing, 1 air sample in the bathroom at the end of the workday. Guaranteed "Not Elevated" as determined by the lab. The purpose of this test is to document that we did not leave you with elevated mold in the air from our work. 7) Protect content and flooring in work areas. Clean up work areas and discard garbage off site. 8) 2 year warranty on all work performed (New leaks void the warranty). Gary Rosen, Ph.D. FL Lic Building Contractor CBC1250821, FL Lic Mold Assessor # MRSA95, FL Lic Mold Remediator #MRSR417		1,895.00	1,895.00

Total	\$1,895.00
Payments/Credits	-\$1,895.00
Balance Due	\$0.00