

## *Fairways Riviera Association, Inc.*

*250 Diplomat Parkway, Hallandale Beach, FL 33009*

Due to COVID-19 Pandemic, meeting will be schedule via zoom conference call

Date: Thursday January 14<sup>th</sup>, 2021

Location: Zoom Call / Office (see attached link for more details)

Time: 3:00 PM

### AGENDA:

1. Call to Order.
2. Establishment of Quorum
3. Revise and approve SA payment policy.
4. Approve the amendment to “powers and duties of the board of Directors “, restricting from borrowing money without owner’s quorum approval.
5. approve the new internet proposal from Atlantic Broadband
6. broaden maintenance staff responsibilities
7. add to change of ownership approval requirements.
- 8.. Board election discussion, who and when
9. Adjournment.

please read the enclosed documents, email, and other text I included here and others I may send you so you can familiarize yourself with the items to be discussed.

### **TV and internet proposal**

Please see the attached proposal from Atlantic Broadband confirming EPIX! I asked Chris to send us a short version of their offer. I am sorry for the confusion, but we revised the matrix, accordingly, please see attached. The only change other than adding EPIX, is the added functionality of the recording capability (DVR) on the TiVo box which is typically a \$4

upcharge on a bulk basis which is a 60% discount off of their \$9.99 special discount rate (see bottom I see bottom line on the attached special rate sheet).

We asked Atlantic Broadband for some help on this rate due to the confusion and they offered it to us for half from the normal charge which would now be a \$2 upcharge for the DVR service. Please see this highlighted in red on the matrix. Apparently, the recording capability was not offered to you previously as they were trying to keep the rate as low as possible, and this is where the confusion arose.

With this new information, can you please give me your decision as to whether you will go with the \$55.95 10-year program or with \$57.95 10-year program adding in the DVR? On a different topic, Atlantic Broadband started rounding up to \$.99 on all proposals from the previous \$.95. I was able to hold the rate from last year at the same practice of \$.95 since we had it in the past proposals. It may not seem like a lot, but \$.04 x 238 units x 10 years ends up being over \$1,000.

As soon as you let me know which program you would like to go with, I will ask for the agreement. I am also tossing around some ideas with Chris on how we should get you to a June 1<sup>st</sup> start date for billing, the beginning of your fiscal year.

I will be back in touch shortly and look forward to hearing back from you on a program choice. Once again, I am sorry for the confusion over the recording capability on the TiVo Smartbox.

#### Ownership approval procedure

Because of abuses we experienced by new and departing owners I would like to propose that we add to the sale approval policy the requirement to deposit a \$ 500.00 security deposit to be used in case of violations of elevator usage and moving out regulations or any damage to condo property during moving out .

as we can always add a penalty amount or cost to repair damage to an owner, we therefore can ask smaller deposit of \$ 250.00 needs to be requested from the buyer before issuing the association's approval. This will ensure that the owner understand the moving in policy and to pay in case a damage or the violation of our rules during moving in.

#### Added responsibilities to maintenance staff

Since we don't have security personnel and the property manager or the board cannot be everywhere, we can add to our maintenance staff's job descriptions the responsibility to report to management and/or the board of certain infractions that are affecting adversely the wellbeing and safety of our residence. I am referring to damaging property, construction being done without proper permits or board approval, installing washers and driers etc. in short demanding and expecting them to look for the safety and interest of the association that offers them employment.

**Posted On: 01-12-2021**