

BOARD of GOVERNORS

Capri Isle Gardens #2 Condo Association

Friday, 24 Mar 2016

This is the first board meeting of 2016.

The meeting was held in unit 103, Carol Repic's unit. Board members in attendance were Carol Repic & Debbiee Jones. Attending via phone were Frank Cahoon, Hoyt Koon and Joanne Fidure.

Other attendees were Scott Vigney (Ameri-Tech Property Management), Frank Orlando, Bobbie Buczyna, Theresa Bonner, Bonnie Rechsteiner, Marion Haffey, Lorraine Gray, Tony Repic, Sal Caradonna, and Richard Ellrodt.

I. Call to Order

The meeting was Called-to-Order at 1404 hours by President Cahoon.

II. Secretary Report – waived reading of Jan. 25, 2016 minutes

III. Treasurers Report – nothing new to report (Carol)

IV. President's Report :

- 06 Kitchen Stack Cleaning – Frank read recap – FAST will be on the property on March 28 to try to clean out the pipes below Lorraine's unit. Hoyt will also be on the property to observe their work and report back to the board, as necessary.
- Sprinkler System – All sprinkler heads were checked and any that were not fully retracting were sprayed with WD40 by Carol & Tony. The electronic unit that turns the system on and off was replaced as it was broken. As is well at this time.
- Laundry Sink – Sink was replaced due to old sink being unrepairable
- Payment Coupons for Special Assessment – Coupons were sent out by Scott's office, but some did not receive theirs or they were late in arriving. All penalties were waived on this round, but late payments on future assessments may be subject to a penalty
- Water Leak – Unit 102 reported a water leak coming through their bathroom fan. Carol called Scott and also tried to determine the source. The plumber arrived at approximately 3pm on Friday, March 24th and stated he thought the water problem was coming from the toilet in the master of 202. Carol spoke with renter in 202 and he confirmed the toilet does run after being flushed. He is calling the realty company (Sand Castle) today (4/25) to have the toilet replaced.
- Dock Pilings Update – Hoyt read the update. It was determined little movement has taken place will working with Mr. Speeler Sr., so Hoyt suggested too try working with Mr. Speeler Jr.
- Sunken ground near seawall – Scott spoke with All Seasons and they quoted \$300 to fill the area with shells and rocks which should last another 2+ years. There is another area by the dock that Scott will bring to All Seasons attention. Board approved

V. Unfinished Business

- Elevator overhead fluorescent light – Hoyt will replace

VI. New Business

- Annual Stack Cleaning – Frank read recap
- Rip-Rap on Seawall – delayed conversation
- Riding mower near seawall – Carol confirmed she will observe what landscaping is doing and she will report back
- Kayak storage – Discussion about storage of kayaks in the rack and how to address those that have stored, but don't use them. Hoyt mentioned there were guidelines prepared in 2012 and he will send to the board to review and discuss. There was also a discussion regarding the bike storage room.

VII. Adjournment

Motion was made by Cahoon at 1500 hours to adjourn the meeting. Motion was seconded by Koon.