

## **BOARD of GOVERNORS**

### **Capri Isle Gardens #2 Condo Association**

**Wednesday, 21 September 2016**

#### **Board meeting.**

The meeting was held in Debbiee Jones unit (401). Board members attending via conference call were Frank Cahoon, Hoyt Koon & Joanne Fidure.

Other attendees were Scott Vigney (Ameri-Tech Property Management), and owners Chuck & Peggy Pikalek and Lorraine Gray.

#### **I. Call to Order**

The meeting was Called-to-Order at 10:08 am by President Cahoon.

#### **II. Budget view:**

- Scott reviewed the 2016 budget.

#### **III. Status of Completed Projects:**

- Plumbing issue in Lorraine's unit. Broken pipe under unit 106 repaired verified and repaired by FAST. During the investigation phase of this project, it was found that the vent pipes for stacks 107 and 108 are not vented thru the roof. We have asked FAST for a quote to investigate the reason why. One of board members indicated that they believed that there was a backup in Unit 107 this year. We also determined that the vent for Unit 401 is clogged about 10 feet down from the roof. We asked FAST to provide a quote to investigate this problem.
- Dock Pilings. All pilings affected by the worm infestation have been replaced and/or wrapped to prevent (hopefully) further infestation.
- Seawall. Weep drains have been installed. All tie backs have been brushed and recoated to retard/prevent rust (this should be a periodic activity on our maintenance schedule).

#### **IV. Planned & New Activities:**

- Seawall (next year) – Seal/patch the transverse and longitudinal cracks on the top of the seawall. Addition of rip-rap (rocks) along the seawall to retard current damage to the base of the wall.
- The palm tree that was taken out by the recent storm will not be replaced. We will look to have the stump ground down to prevent any tripping accidents by those on the property.
- Replace dead Hibiscus bushes near the dock. A suggestion was to replace them with Florida native plants. Scott is researching.
- Laundry window – when left open and it rains, it leaks into Lorraine's unit (106), so the suggestion was to permanently close it or replace the window so it can't be opened. Scott will contact Terry to see if he will caulk the window from the outside as well as secure it so that it can't be opened from the inside.

- Roof tiles. Several roof tiles were damaged during the recent storm. Scott has arranged for a firm to repair/replace those tiles as well as inspect the rest of the roof for damage that may need attention.
- AC restraints on two units need to be repaired. Hoyt offered to repair those when he is at the property in the near future.
- Stack maintenance schedule. We will ask FAST (and perhaps 1 or 2 more firms) to suggest a reasonable schedule for inspection and cleaning.

**V. General Discussion:**

- A suggestion was made that we be proactive to stop trespassers on the property to watch the Boat Parade, 4<sup>th</sup> of July fireworks and other events. On occasion, our great location has attracted non-residents to our property for these events.
- Third Floor Noise Issue. There was a complaint about excessive noise coming from a unit on the 3<sup>rd</sup> floor. Scott has contacted the appropriate folks and the problem appears to have been resolved.
- Abuse of the trash can in the breezeway. We will remove the trash can in the breezeway due to complaints regarding the foul smell caused by putting fish guts and left over bait in the trash.
- Landscaping – Our landscape contractor continues to use a weedwacker to trim around the base of the palm trees and to use their riding mower to mow too close to the seawall. Scott will ask them, again, to adjust their practices for our property.
- Bikes – Notice to owners to claim bikes in the bike storage room and indicating that when they, or their tenants, are away from the property for 3 months or more that their bikes are to be stored in their units until their return. Other unidentified items will also be noted and an attempt made to find the owners. Some of these items have been there for a long time with no apparent use. If no one can be found to claim them, they will be removed.

**VI. Proposed Budget:**

- Budget workshop to be scheduled in early October.

**VII. Adjournment**

Motion was made by Cahoon at 11:21 am to adjourn the meeting.