

## **BOARD of GOVERNORS**

### **Annual Members Meeting**

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

**Monday, March 6, 2017**

The meeting was held in unit 401. Board members in attendance were Sandi Sprenger, Carol Repic, Richard Ellrodt & Debbiee Jones. Frank Cahoon, Joanne Fidure & Hoyt Koon attended via conference call.

Other attendees were Scott Vignery, and owners Lorraine Gray, Theresa Bonner, Steve Daidone, Mary Fleming and Debbie ?

**I. Call to Order**

The meeting was Called-to-Order at 11:07am by President Sprenger.

**II. Waived Minutes of the last meeting**

**III. Established Proof of Notice**

**IV. Treasurers Report** – Richard provided an explanation on why assessment fees apply versus raising owner condo fees, an update on the existing land lease and insurance.

**V. Status of Completed Projects:**

- Mulch – The entire condo perimeter was re-mulched to prevent bugs & weeds. The landscaping crew spent an entire day spreading the mulch. The total cost was approximately \$600.
- Elevator – The last major storm caused the elevator to be non-functional. We tried resetting the elevator, but we were unsuccessful so Thyssenkrupp Elevator company was called out to get it functioning again. The issue was due to the elevator losing power, which caused the fire code sensor to malfunction and it had to be reset via a fire code key. We've requested a 'fire key,' so in the event this happens again we can reset it ourselves. The fee for Thyssenkrupp to come out on a non-overtime basis is approximately \$300 per hour.
- Vent Stacks – The final vent stack was repaired in unit 401.

**VI. Next Order of Business:**

- Vent Stacks – Terry is completing drywall repairs in three (3) units (Lorraine, Mary & Debbiee), which should be completed the week of March 12th.
- Backdoor (waterside) – We are in the process of getting bids to replace the door. The existing door has sharp edges that are a safety hazard.
- Seawall Rip-rap – The rip-rap along the seawall needs to be beefed up based on a review we had done by an engineer last year. We obtained bids last year for this work but elected to do the dock project first. This project will be re-visited this year. This is an expensive maintenance item but needs to be done to ensure the integrity of the seawall.

**VII. Planned/New Activity:**

- There was a discussion to place a notebook or a suggestion box in the laundry room so owners can provide their feedback on items they feel need to be resolved and/or addressed. Ameritech will be in charge of the book and/or box.

**VIII. Issues to be Resolved:**

- Laundry room window – The laundry room window needs to permanently stay closed so Scott is having Terry look at the window to potentially install screws to ensure the window can't be opened.
- Rules & Regulations – They will be reviewed, and the board will request our attorney add the addition of Condo Rule 718 to the docs.
- Unit 206 – Scott will be speaking to the owner, and a letter will follow regarding unresolved items related to the renter's dog.

**IX. Open Discussion:**

- Replace Plants – There are several dead plants that need to be removed and replaced. The landscape company will remove and replace them.
- A meeting is being scheduled to meet with our Attorney concerning the existing Land Lease.

- X. **Meeting Adjourned** - President Sprenger adjourned the meeting at 12:30pm, and it was 2<sup>nd</sup> by Carol Repic.