

BOARD of GOVERNORS

Annual Members Meeting

Capri Isle Gardens #2 Condo Association

Monday, January 22, 2018

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

Other attendees were Scott Vignery (Ameri-Tech Property Management), and owners Gisela Sitz, Linda Ellrodt, Bobbie Buczyna, Lorraine Gray, Ellyn & John Austin, Mary Fleming, Theresa Bonner, Steve Daidone, Jane Anton, Tony Repic, Robert Saviola and Susan Perry.

I. Call to Order

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

II. Certifying of Proxies & a quorum was established

III. Established Proof of Notice

IV. Waived Minutes of the last meeting

V. Sprenger read an update on the work performed in 2017:

- **Mulch (Feb)** – New mulch was laid by Roland our lawn service.
- **Drywall Repair (Feb)** – Due to a partial blockage in a vent stack, from work performed in 2016, Terry was able to repair the drywall in units 106, 107 & 401.
- **Elevator (Feb)** - The elevator was down due to a power outage that set off the fire service functionality – this is the safety feature that returns the car to a certain floor, opens the doors, and removes the elevator from service if fire is detected. We requested keys from Thyssenkrupp so that we can reset the elevator ourselves instead of paying the service fee for them to come out.
- **Elevator Inspection (Mar)** – 3 violations were issued; (1) Need 10' candle power light in the machine room, (2) Extinguisher expired, and (3) Broken pit light globe. *We had 90 days to be complaint and these were fixed/repared/replaced in April by Thyssenkrupp & Terry.*
- **Lorraine (unit 106) (Apr)** – Lorraine was concerned with gurgling water sounds in her kitchen sink and sewer smells in her dishwasher. FAST was out in early April and found nothing to report. *Lorraine reported all appears to be okay at this time.*
- **Condo Purchase (Apr)** – Ty Lindsey purchased unit 202 in April.
- **Sprinkler System (May)** – Frank Orlando & Debbiee Jones replaced and/or adjusted sprinkler heads. Owners were complaining that some sprinklers were getting their cars wet and leaving spots, so in the front they were adjusted to not shoot as far.
- **Transformer blew (May)** – A transformer blew and caught fire (street side) shutting off electricity. Once the electricity was turned back on the elevator was reset using our newly purchased keys.

- **Wind Mitigation Inspection (June)** – was performed in May and we received their report in June.
- **Concrete (June)** – Worn/cracked areas were patched on the 3rd floor walkway.
- **Fire Alarm System (June)** - On 6/23, our annual fire alarm test & certification was done. On July 6th we received a “Deficiency Report”. Someone had painted the horns by 1st floor (center), 2nd floor by unit 210, and 4th floor, which is against code. We had these replaced in July by Dart Electronics.
- **Dock Light (June)** – A boat broke the dock light and it was replaced. Association members were not happy with the light so at the request of the board, Hoyt replaced the repaired light on 7/23.
- **Palm Trees (July)** – The trees were trimmed on 7/6. Hoyt & Frank trimmed them again in Oct.
- **Dock Ladder (Aug)** – The hinges holding the ladder deteriorated and half the ladder fell into the water. Hoyt installed new hinges and the ladder was rehung.
- **Leak in Unit 102 (Aug)** - FAST was called and after opening the floor, a severely corroded ¾” copper pipe was exposed. Results from cleaning the pipe for repair led to additional pin-hole leaks requiring alternative repair. This repair was successful.
- **Hurricane Irma (Sept)** – Please see repairs completed in Dec.
- **Stored Records (Oct)** - Ameri-tech was storing 13 boxes of our records for more than 7 years and it was costing the association \$25/box. That was \$325/yr. Hoyt picked up the boxes & are stored on property in the locker rooms. He and others are going through the boxes to determine what needs to be retained and what can be destroyed.
- **2018 Budget (Nov)** – The non-fully funded 2018 budget was accepted.
- **Hurricane Irma Repairs (Dec)** – Due to the damaged caused by Hurricane Irma the following repairs were completed: **(1)** Damaged or missing Shingles were replaced, and additional roofing work was completed. **(2)** Fascia was blown off in areas around the building, so new fascia was installed. Waterside fascia was installed in a manner so the wind cannot get under the fascia and pull it off. **(3)** The sensors on the interior emergency back-up lights were not working due to rain water being forced into the photo cells. The sensor was replaced.
- **Main Water Shut-off Valves (Dec)** – New World Plumbing replaced all of them.
- **Condo Window Replacements** – Owners in units 108, 202, 307 & 401 were approved and new windows installed.
- **Front Load Washer Doors** – The doors have been replaced a couple times, and it’s most likely due to folks leaning on the doors to remove items, and/or brace themselves while reaching for an item.

VI. Unfinished/New Business:

- **Palm Trees** – Scott will call to have the trees trimmed. He’ll also ensure we are scheduled twice a year for a ‘hurricane cut’ which will allow the trees to have a V-shape, and prevents us from having to trim them more than twice a year.
- **Elevator** – The current inspection sticker is expired. Scott has requested a new one, but during inspection water was found in the bottom pit, which doesn’t allow for the elevator to pass inspection. Scott will check into when the elevator is scheduled to be re-inspected.
- **TruGreen Lawn Pest Control** – Richard asked Scott to look into getting bids from other lawn pest control companies to reduce this expense. Scott is checking into this.

VII. Open Forum:

- There was a discussion on the special assessments in 2018. There are 3 assessments scheduled (Feb/June/Oct). But, since the coupon books have not been sent to the owners the 1st assessment will be due in March vs Feb. Carol provided the payment amounts to an owner who was unsure of their assessment amount.
- There was a discussion about the Land Lease and changes to the CPI in 2018. Specifics can be provided to any owner who is interested.
- There was a discussion regarding the Termite Pest Control. Cobie handles inside the units, whereas All Pest does the outside, and the question was raised why can't one company handle both. Tony did research and found each can handle both tasks, so he and other members are meeting with both companies to determine if switching to one company will save us money.

VIII. Motion was made by Sprenger at 11:30am to adjourn the meeting.

IX. Seating of the New Board:

- The following members were elected as the new board for 2018:
 - Frank Cahoon (President), Tony Repic (Vice President), Richard Ellrodt (Treasurer) & Debbiee Jones (Secretary). Hoyt Koon, Joanne Fidure and Sandi Sprenger will remain on the board.