

BOARD of GOVERNORS

Regular Board Meeting

Capri Isle Gardens #2 Condo Association

Tuesday, July 12, 2018

The meeting was held in the 4th floor breezeway. Board members in attendance were Frank Cahoon, Sandi Sprenger & Debbiee Jones. Richard Elrodt, Hoyt Koon & Joanne Fidure attended via conference call. Tony Repic was not in attendance.

Other attendees were Scott Vignery (Ameri-Tech Property Management), and owners Robert Saviola, Lorraine Gray, Chuck & Peggy Pikalek, Terri & Sal Caradonna, Art Jasinauskas, Russ & Gail Kruetzman, Marion Haffey, Gisela Sitz, Theresa Bonner.

I. Call to Order

The meeting was Called-to-Order at 6:02pm by President Cahoon.

II. A quorum was established

III. Established Proof of Notice

IV. Waived Minutes of the last meeting

V. Richard discussed the Land Lease

VI. *Spectrum:*

Our Spectrum Account Manager, Christina Dolendi, was invited to attend our board meeting to answer owner questions regarding the upcoming Spectrum transition to an all-digital format, and the addition of Bulk Internet to the HOA. As you are aware a letter was sent to each owner requesting them to vote for Option A or Option B. There was an overwhelming response to go with Option A (Bulk Video & Bulk Internet), so we felt it was best that Christina attended the meeting to answer questions, and to ensure we were informed on what to expect during the transition. The following is important information for all to know:

- Our start/conversion date is scheduled for October 1, 2018. So, all owners will receive a letter from Spectrum 30 days prior with instructions on what each owners responsibility will be.***
- All Owners must call or go to a lobby/Spectrum Store to schedule their order to add Bulk Internet (change their bill) or you will remain as you are today.***
- If you have a D3 modem (handles 100mg or higher) your modem will work when Bulk Internet is added. If you don't have a D3 modem then you'll need to pick one up from a Spectrum store, or you can elect to have a technician come out to do the transition/installation for you. You will be charged to have a technician come to your unit.***
- If your service is on seasonal suspend, please don't take it off until you are ready to place your order (after Oct. 1).***

- ***There are three (3) lobby/Spectrum stores owners can visit. A list of the three locations can be provided to any owner needing them.***

VII. *Unfinished Business:*

- **West-end Wall Repair** – A section of the west-end wall (facing parking lot) cracked, so Allegiance Development was hired to do the repairs. A section of blocks couldn't be repaired, so new ones are being fabricated. The company doing the fabricating for Allegiance is backed up due to equipment issues, but we expect them to be completed soon.
- **Parking Lot (Seal)** – Allegiance Development is also sealing the parking lot and that will be done once the west-end wall repair is complete. In addition to sealing the parking lot they'll also be re-painting the lines, numbers, and replacing bumpers that are deteriorating.

VIII. *Finished Business:*

- Palm Trees have been trimmed twice this year.
- Washing Machines – Two washing machines were out of service and both have been repaired and appear to be working fine.
- Patio/Deck Powerwashed
- Water turn-off valves replaced
- Fungus in the grass area in the back was killed.
- Water pipe bracket on the deck was replaced
- Crabgrass Sprayed
- Repairs in Unit 301 – Window replaced
- Decorative borders – All borders in the front were powerwashed and painted white. The borders in the back and sides were powerwashed only.
- Repaired/replaced/realigned sprinkler heads.
- Accounts Receivable is back in line.
- Replaced Emergency light battery.
- Unit 101 – Window seal repaired.
- Unit 102 – Repaired underground line.
- New Tow Away Sign added.
- Passed – Fire Alarm Inspection.
- Unit 110 - Tripping Hazard outside of unit 110 was repaired.
- Elevator – Rubber kick-plates were replaced. Overhead tiles were replaced.

IX. *Open Forum:*

- Robert asked if the outer portion of the parking lot will be sealed, and the answer is 'yes'.
- Robert mentioned a sprinkler in the back is hitting his sliders and leaving water marks, so he asked if someone could look at it to adjust where it sprays. I volunteered to look at it.
- Robert also asked about installing a retractable awning on the water side so he can sit on his patio and have cover. This item needs further discussion.
- Lorraine voiced concern about a party that took place over Memorial weekend. An owners guests were rowdy and jumping off the dock railings into the water, which is not allowed and can be a condominium liability.

- X. Motion was made by Cahoon at 6:52pm to adjourn the meeting.