

**BOARD of GOVERNORS**  
**Annual Members Meeting**  
**Capri Isle Gardens #2 Condo Association**  
**Tuesday, July 23, 2019**

No board members were on-site so the meeting was held via a conference call. A few owners were on-site and met on the 4<sup>th</sup> floor breezeway. Board members attending via conference call were Frank Cahoon, Tony Repic, Richard Ellrodt, Joanne Fidure & Debbiee Jones. Hoyt Koon & Bob Saviola were not in attendance.

Other attendees were Corey Palmer (Ameri-Tech Property Management), and John Austin, Lorraine Gray, Carol Repic, Sal & Terri Caradonna.

**I. Call to Order**

The meeting was Called-to-Order at 6:05 pm by President Cahoon.

**II. Determination of quorum**

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

**IV. Old business – Activities Completed:**

- a) **Palm Trees** – The trees were trimmed twice this year in V-shape/hurricane cut.
- b) **Washing Machine Door** – Two doors were replaced and three (3) back-up doors were purchased. Unfortunately, the doors are breaking due to folks leaning on the doors to remove their laundry.
- c) **Washing Machine Paddle replace.**
- d) **Washing Machine Leak** – A couple machines were leaking, but needed repairs were done.
- e) **Broken Dryer** – Repairs were made. Also, Corey is on a bi-weekly schedule to pick up the laundry coins.
- f) **Termite Inspection** – Some owners took advantage of the termite inspectors while on-site by allowing them to inspect inside their units.
- g) **Fire Marshall Inspection Failure** - The condominium property failed the initial inspection, but necessary repairs were made and we passed the follow-up inspection.
- h) **Emergency Lights on all floors** - The emergency lights at each end of the floors nearest the stairs were replaced.
- i) **Roof Leaks in units 302, 308 & 401** - The leaks in units

308 & 401 appear to be fixed, but the leak in 302 is still being addressed.

- j) **Seawall Bolt and Plate Brush & Tar** – We hired a company to brush & tar the bolts along the seawall, but after inspection by Corey and a couple owners it was determined they did a bad job, so the company was called back out to complete the agreed upon work and after inspecting their work it was approved.
- k) **Parking Lot Sealed and Re-stripped**
- l) **Rodent Traps** – A few owners noticed mice around the property, so we contracted with a company to place rodent traps around the property. Since they've been placed no one has mentioned seeing any mice.
- m) **Laundry Stack** – The laundry stack was blown-out to ensure no back-ups occur into Lorriane's unit.
- n) **Grill** – A new grill was purchased for the property. A few owners chipped in and paid for half the grill and the condo paid for the other half.
- o) **Laundry Room Fan & Light** – The fan & light were replaced in the laundry room.
- p) **Sprinkler Repairs** – Aqua Pro came out to repair & replace a few sprinkler heads and adjusted the timer box.
- q) **Elevator Inspection Failed** – The elevator failed inspection and Corey is coordinating a company to come out to make the necessary repairs. Once completed we should pass inspection and a new inspection sticker will be placed in the elevator.
- r) **Grass in front area of Condo** – New grass plugs were placed by our lawn maintenance company in the front area by Tony & Carol's unit.
- s) **Kayak Rack** – The new rules were completed and a waiver was sent to each owner with a current kayak/paddleboard in the rack. A pro-rated check of \$25 is due by August 15, 2019 by each owner with a board in the rack. There is a waiting list of owners who want a space.

V. **New Business - Activities in-process or planned**

- a) **Seawall Sinking Holes** – There are depressions that run along the seawall. We've received two bids and we're awaiting the 3<sup>rd</sup> to decide how best to fill in these areas.
- b) **Overhead Lights on all floors** – We're receiving quotes to replace all overhead light fixtures on all floors. The current fixtures are old and weathered and need to be replaced.
- c) **Rodent & Termite Treatment** – We're looking to into consolidating Termite, pest control, etc., with one company who can do it all. We currently have separate companies treating the property and lawn.

d) **Reserve Analysis** – We've scheduled a company to come out to evaluate and provide an unbiased opinion of their recommendation on the work they feel should be performed at the property. These are big ticket items such as a new roof, painting, etc. These items will need to be prioritized based on their findings. The analysis is to be performed in early August.

## **VI. General Discussion**

- a) Lorraine mentioned that she thinks we need to consider a new roof since we're having issues with roof leaks in a few units.
- b) Lorraine also mentioned that the board should address items more swiftly and work to a resolution versus waiting for extended periods of time before getting anything done.
- c) Richard asked what services Green Tech, Coby's & All Pest provide, and at what cost, so we can determine if one provider can provide all services (termites, pest control, etc.) at an equal or less cost than having three (3) companies provide these services.

**VII. Motion was made by Cahoon at 7:25pm to adjourn the meeting.**

