

BOARD of GOVERNORS

Board Members Meeting

Capri Isle Gardens #2 Condo Association

Wednesday April 1, 2020

Due to the Coronavirus social distancing was enacted and the meeting was held via teleconference. Board members in attendance were Tony Repic, Lorraine Gray, Richard Ellrodt, Theresa Bonner, Hoyt Koon & Debbiee Jones. Frank Cahoon was not in attendance.

Other attendees were Corey Palmer (Ameri-tech Property Management), and owners Sandi Sprenger, Michael Gray, Cliff & Karen Griffin, Carol Repic and Susan Perry.

I. Call to Order

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

II. Determination we have a Quorum

III. Established Proof of Notice

IV. Waived Minutes of the last Board Meeting (February 26, 2020)

V. Report of Governors/Committees

- Richard stated we have approximately \$9,500 in the building maintenance budget, but we are quickly going through this money with fascia, FAST, lights, etc. repairs.

VI. Old/Unfinished & Closed Business:

- The board approved the following Expenditures:
 - Commercial Laundries repaired the washer on Feb. 20th & March 3rd.
 - Cannon Lawn Care contract approved.
 - FAST proposal to install a clean-out by Units 110 & 111, along with video inspecting the other stacks to locate where they exist, and to help determine if other clean-outs are warranted.
- Status on the following:
 - On February 13th, the Fascia was repaired by Specialized Installation and Repair.
 - The seawall report was finally sent out on March 31st, by Rueben Clarson Consulting.
 - A complaint letter was sent to Livewire regarding the \$150 invoice to replace the light outside unit 402. After researching we found the lights they installed were not 'outdoor rated.' Livewire didn't respond to the letter, but we learned their invoice had already been paid. So, Tony recommended cutting our loss and moving on.
 - Commercial Laundry repaired the broken washer. They discovered the issue was due to a POD being placed inside the detergent dispenser instead of the washer drum. Of course, the POD didn't dissolve, so the next guest using the washer filled the detergent bin with liquid which created to many suds to dissolve in one washing cycle.

Commercial Laundry had to run numerous cycles to clear the washer of the detergent, and cleaned out the detergent dispenser of the remaining pod that did not completely dissolve. PLEASE DO NOT PLACE PODS INSIDE THE DETERGENT DISPENSER. PUT POD IN THE WASHER DRUM WITH YOUR CLOTHES.

- Our new lawn service – Cannon Lawn Care – started on March 18, 2020.
 - Ceiling work in unit 107 should begin soon.
 - Terry is scheduled to begin the ceiling repair work in Unit 311 on April 2, 2020.
 - FAST installed clean-outs by Units 110 & 111. While jetting the lines they found two (2) wipes inside the pipes. Please only place toilet paper or tissue down your toilet.
 - FAST will also be installing 3 clean-outs by units (101/102, 105, 108/109) and will jet any lines that haven't been done yet.
 - A Reserve line item with a \$0 balance will be set up for the Washers/Dryers.
 - Theresa purchased a new Bulletin Board that was installed by Theresa, Lorraine, Steve & Sal on the 1st floor.
 - A metal 'No Dumping' sign has been attached to the fence in front of the dumpster enclosure and one on the side of the dumpster to deter anyone from dumping illegally.
 - A metal 'EXIT' sign was installed on the dumpster fence enclosure.
 - ThyssenKrupp was here on March 9, 2020, for routine elevator maintenance.
- Questions sent to Legal for Clarification/Recommendations on March 10, 2020 but as of the time of this meeting we have not received a reply on the following items:
- Investigation of Condo Maintenance Fee Reduction with Assessments to Balance the Budget.
 - Clarification on who has responsibility for maintaining the integrity of the seawall and based on the answer we receive we'll determine if a letter should be sent to the Lessor requesting financial assistance for the seawall repairs. This is based on the language in the 99-year lease, and the seawall report from Rueben Clarson.
 - Any amendments required to our condo documents to be in conjunction with Florida Statute 718.
 - Is our current Delinquency Payment Collection Process valid?
 - Rules & Regulations creation, modification and deletion. Clarification if the board has approval only and if the document isn't recorded with Pinellas County, or 75% membership approval and document recorded.
 - Hierarchy of condo documents and the Florida Statute 718 when they are in conflict.
- Richard explained we can separate Maintenance and the Land Lease into separate payments. The Land Lease is a fixed cost for 8 years and can be broken into three or four payments annually through 2028. This option can lower the monthly maintenance fee and can help when selling your unit. The board will discuss at the next board meeting, and any decision made will involve the owners. Richard doesn't think we need legal approval if we decide to implement this option. Richard will provide his analysis to the board for review prior to the next meeting.

VII. New Business:

- Reserve Study Findings Prioritization (Top 3) – Due to the Coronavirus and its impact on the economy, the board decided to put on hold any major expenses in 2020. Anything needing

attention will be looked at on a case by case basis. Motion was made by Lorraine and 2nd by Richard. Motion passed.

- Roofing Estimates - 3 quotes were received, but since major expenses were put on hold Ameritech will contact each roofing company to 'thank' them for their proposal and to alert them of our decision. We'll re-address the quotes later.
- Green-Tech Renewal Notice – On October 19, 2019 we decided to go with All Pests and canceled Green-Tech, but a payment was made to Green-Tech, so Ameritech will contact them to get our money back.

VIII. Open Discussion

- Theresa mentioned putting up a sign to remind owners/guests that all recyclables need to be broken down and placed inside a bin. There are many boxes lying around, and on the bins, but they're not broken down. The recyclable crew and garbage crew will not take them as is. A reminder notice to all has been placed on the bulletin board and on the fence by the recyclable bins. Please be courteous to all and breakdown your boxes!!
- Debbiee mentioned that since most folks are working from home, or social distancing inside their condos that we all need to pitch in to keep the community looking nice. For example, if the 1st floor garbage can is full, please empty it. If the ladder on the dock is left down, please pull it up. If the elevator rug needs sweeping or shaken out, please do it. The cleaning crew only comes once a week, so we shouldn't wait for them to do things we can do now.
- Tony stated some owners are voicing complaints directly to him, which he, as every board member, should be directing them to send a letter or email to Ameritech to ensure the complaint is on file as per our Rules and Regulations, Section III USE OF CONDOMINIUM PROPERTY, paragraph C.
- Complaints received are as follows:
 - Owners/guests are doing their laundry at all hours. Please adhere to the laundry hours posted. Reference the Rules and Regulations, Section V USE OF COMMON AREA, Paragraph C.
 - Dogs off leash – Reference the Rules and Regulations, Section VII PETS, Paragraph B.
 - Dogs not being taken off property to relieve themselves – Reference the Rules and Regulations, Section VII Pet, Paragraph C.
 - Owners Parking in guest spots – Reference the Rules and Regulations, Section X Parking, Paragraph C & D.
 - Grills on walkways – Reference the Rules and Regulations, Section IX OWNER'S RESPONSIBILITIES, Paragraph D
 - Cleaning company – Are we getting our money's worth with the cleaning crew coming every week. Maybe twice a month is adequate.
 - Residents should be abiding by these rules.
- *The next board meeting is scheduled for May 14th at 6pm.*

Motion was called to adjourn the meeting at 7:07pm.