

BOARD of GOVERNORS

Board Meeting

Capri Isle Gardens #2 Condo Association

Tuesday December 8, 2020

The Board Meeting was held immediately following the Budget Meeting.

Due to the Coronavirus social distancing was enacted and the meeting was held via teleconference. Board members in attendance were Tony Repic, Lorraine Gray, Theresa Bonner, Hoyt Koon, Frank Cahoon, Richard Ellrodt & Debbiee Jones.

Other attendees were Corey Palmer (Ameri-tech Property Management), and owners Chuck & Peggy Pikalek, Pat & Pam Jantomaso, Carol Repic, Sal & Terri Caradonna, Manny Morris, Kevin Ekiss, and Susan Perry.

- The meeting was called to order at 6:25pm
- Determined we have a Quorum
- Established Proof of Notice was posted on the Bulletin Board & elevator
- Waived reading of the October 6, 2020 Board Minutes

- **Report of Governors/Committees**
 - Treasure's Report on Association Finances
 - Richard reported the 2021 Budget is completed. There will be no monthly maintenance increases in 2021.

- **Old/Unfinished Business**
 - **Enterprise Marine (Seawall)** – The work was completed on October 7, 2020. However, due to tropical storm Eta (water coming over the seawall), it left two depressions near the seawall by units 103 and 110. Sal Caradonna filled those voids with gravel mixed with shells packing down the area and smoothed over those areas. Thank you, Sal, for doing that work.
 - **Treasure Island Fire Inspection Report** – Violations concerning emergency illumination were corrected by Piper Fire, and we passed re-inspection on December 1, 2020.
 - **Dryer Issue** – The coin box was jammed due to a bent quarter. Commercial Laundries came out on November 18, 2020, one (1) day after the service call was submitted to correct the issue.
 - **Common Area Violation** – A ceiling fan was installed outside unit 402 without prior approval near the end of October. This is considered a common area, so approval had to be obtained prior to installation. The owner was informed of what needs to be done and why. On December 8th, the owner submitted an Architectural Review Application to the Board. This will require 75% approval of the owners and a mailing will be sent to all owners. The results will be presented at the Annual Meeting on January 26, 2021.
 - **Articles of Incorporations** – Based on approval from the special meeting held on November 11, 2020, the Articles were signed & notarized and sent to our attorney for

submittal. They were sent to Tallahassee and we are awaiting confirmation that the Articles have been officially recorded.

- **Land Lease Legal Update** – Attorneys from both sides agreed that a way to move forward there are two options available. First option is to purchase the property outright. This would involve getting the land appraised. The Board has hired Valuation Consulting Group to appraise the land so we can negotiate the price with the landowner to come up with an amicable settlement. Then we need to explore whether the agreed to price is feasible and present those findings to the membership. It would take 75% of the owners to agree to purchase the property. If the first option fails for whatever reason, the second option is to renegotiate the lease. Examples of areas to be explored are to significantly reduce the annual payments, remove the escalation clause, and include a buy back option at the end of the lease. However, the entire lease will be reevaluated. This development is encouraging, in that the landowner is willing to come to the table and entertain either option in way to keep these proceedings out of the court, which would incur more costs.
- **New Business**
 - **Reclaimed Water Meter Replacement** – On October 28, 2020, the old meter was replaced by Pinellas Utilities. In doing so, they noticed a small leak in the fitting after the meter (which is our responsibility). There was a misunderstanding with regards to contacting FAST of Florida to provide a quote versus doing the actual work. It was decided that Corey should contact FAST of Florida to get the work done as soon as possible.
 - **Kayak Renewal Notices** – A reminder letter was provided to Corey on November 25th to be sent out to those owners who currently have a space in the rack that their renewal fee is coming due. There were some owners who did not submit all the required paperwork on their initial submission. Those owners have been identified and will be required to submit the missing paperwork.
 - **Notices to Run for the Board** – Notices were sent to all owners. Every owner should consider running for the Board. It keeps ideas fresh and gives owners an idea of what it takes to run the condo. Some Board members run for the board year after year due to a lack of members wanting to be on the board. It is also unfair that while some owners complain about how the Board conducts business, they do not want to be involved in board decisions. Consider running for the board, it is your home too! Help improve it!!
 - **Dock Light Repair/Dock Ladder Maintenance** – On November 17th, it was brought to a Board member's attention that the dock light was inoperative. Hoyt volunteered to look at it during his time at the condo on 21-22 November. He replaced the dock light and cleaned the ladder as well. Anyone who has cleaned that ladder before knows it is not an easy job. A special Thank You to Hoyt.
 - **Keyboard** – We had an issue requiring the Board to gain access to a unit. The key on the keyboard did not work. Lorraine went around to check all the keys. Seven (7) keys did not work. Those owners have been notified, but we are still awaiting keys from two (2) units. Lorraine also relabeled all keys.
 - **Sale or lease of a unit** – There are procedures that need to be followed and those procedures are outlined in our Rules and Regulations. Owners need to be familiar with the procedures, especially when dealing with new applications. Applications for approval of a proposed sale or lease must be submitted on the forms provided by

Ameri-tech management company to the buyer, or lessee, their real estate agent or broker. The completed form should be returned to Ameri-tech management company for processing. It is the owner's responsibility to inform the buyer or lessee that the return of the application package is time-sensitive for review and approval. All required material must be completed and submitted to the Board before processing can start. The Board shall have fifteen (15) days after receiving notice of the proposed sale to approve or deny, and seven (7) days to approve or deny a lease (per Declaration of Condominium, Paragraph 15, Sales and FS718). There have been too many occurrences of lessee or renters, moving in with no prior Board approval. This needs to stop or legal action may be taken in the future.

- **Open Discussion**

- Richard explained the process the Board is pursuing regarding the land lease. He explained the two options available to us, but he also voiced concern in getting 75% of owners to respond to this critical item when we cannot get 75% of owners to respond to a simple request to approve or deny a vote for a new sliding door (unit 102).
- Tony mentioned owners are complaining due to owners/renters parking in guest spots. Owners/renters should park in their designated spot. If they have a 2nd or 3rd vehicle it should be parked on the street side of the parking lot. If this continues cars can be towed.
- All/any complaints should go to Corey at Ameri-Tech. This provides us a way to log the complaint for future reference and appropriate action taken, if needed.
- A Compliance & Fining Committee is being developed. This team will be made up of 3 volunteers that are not currently on the board, but they must be an owner. Anyone interested can volunteer at the Annual Meeting in January.

The next Board Meeting will be the Annual meeting held via conference call on January 26, 2021 at 6pm.

A Motion to adjourn the meeting was done at 7:04pm.