

## **BOARD of GOVERNORS**

### **Annual Members Meeting**

#### **Capri Isle Gardens #2 Condo Association**

**Monday, January 27, 2020**

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

Other attendees were Corey Palmer (Ameri-Tech Property Management), and owners Susan Perry, Gisela Sitz, Frank Orlando, Lorraine Gray, Mary Fleming, Art Jasinauskas, Theresa Bonner, Jane Anton, Russ Kruezman, Sal & Terri Caradonna, Cliff & Karen Griffin and Linda Ellrodt.

**I. Call to Order**

The meeting was Called-to-Order at 6:03 pm by President Cahoon.

**II. Certifying of Proxies & a quorum was established**

**III. Established Proof of Notice**

**IV. Waived Minutes of the last Annual Board Meeting**

**V. New/Unfinished Business:**

- On Wednesday & Thursday, January 15<sup>th</sup> & 16<sup>th</sup>, Hydro Power Wash came out to power wash the entire building. The building hadn't been cleaned in many years, so it was well overdue.
- Due to the high winds and rain last week the fascia in the back (waterside) was damaged and hitting the building. The hanging fascia could damage a window, so Tony was able to access and cut the hanging pieces from the roof. A contractor has been hired to replace the two damaged pieces, and any additional places we've identified as future problem areas.
- Sea Wall – The sea wall has been identified as needing repairs. The board has hired Reuben/Clarson Consulting to re-inspect the sea wall and identify problem areas needing immediate attention, and areas needing budgeted for future repairs. Reuben/Clarson Consulting provided the initial assessment of the seawall back in May 2014. The cost for the inspection is \$500.

**VI. Open Forum:**

- Tony asked how we ended 2019, and Richard explained the \$5,000 transferred from the operating account to the general account was carried over to 2020. Richard stated we should be getting interest on the excess money in the general account, so that's why the money was transferred from one account to another.
- A few owners questioned why the board changed how the monthly maintenance fees are collected. In the past, each owner was assessed three (3) annual payments to make up what

wasn't collected monthly. This was done to keep the owners monthly maintenance fee low. Some owners are concerned with the high maintenance fees and that it will be almost impossible to sell units.

- Joanne commented on the feedback she's receiving from potential buyers about the high maintenance fees.
- Frank Cahoon recommended taking a step back and looking at the fee increase again. The owners, and board were on-board with doing that.

VII. Motion was made by Cahoon at 6:48pm to adjourn the meeting.

VIII. *Seating of the New Board:*

- *The following members were elected as the new board for 2020:*
  - *Tony Repic (President), Lorraine Gray (Vice President), Richard Ellrodt (Treasurer) & Debbiee Jones (Secretary). Frank Cahoon, Hoyt Koon & Theresa Bonner are members at large.*
  - *A new board member mentioned we need to have more meetings, and to keep to the owners informed of what's happening at the property and how monies are spent. The next meeting is scheduled for Tuesday, February 18<sup>th</sup> at 6pm.*
  - *Corey will contact Alexander Tree Trimming to schedule to have the trees trimmed.*

Motion was called to adjourn the meeting at 7:17pm