

**BOARD of GOVERNORS**

**Board Members Meeting**

**Capri Isle Gardens #2 Condo Association**

**Thursday May 14, 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, Frank Cahoon & Debbiee Jones.

Other attendees were Corey Palmer (Ameri-tech Property Management), and owners Joanne Fidure, Russ & Gail Krutzman, Chuck & Peggy Pikalek & Susan Perry.

- **Call to Order**  
The meeting was Called-to-Order at 6:06 pm by President Repic.
- **Determination we have a Quorum**
- **Established Proof of Notice**
- **Waived Minutes of the last Board Meeting (April 1, 2020)**
- **Report of Governors/Committees**
- **Richard stated we have exhausted the \$9,500 in the building maintenance budget. The current building maintenance expenses are \$10,845, but due to a credit we received from Spectrum Cable we were able to use some of this money to cover the overage. He also mentioned since we are in discussions about a new roof, and an assessment will be needed, we can add a little more to build up the building maintenance reserves.**
- **Richard also explained an option of breaking out the maintenance fee & land lease fee. Owners expressed concern by potential buyers about selling their units due to the high maintenance fee. Owners monthly maintenance fees will decrease, but each owner will make four (4) land lease payments annually. A question was asked if the land lease payments can be automatically deducted like monthly maintenance payments are, and Corey advised he did not think there was any reason they could not, but he will confirm with their accountant. The board will solicit feedback from the owners before any decision will be made to implement.**
- **Old/Unfinished & Closed Business:**
- **The board approved the following Expenditures:**
  - **FAST installation of clean-outs by Units 101/102, 105, 108/109, along with video inspecting and jetting out any lines that had not been done.**
  - **Aqua Pro sprinkler – the sprinkler line in zone 1 was cut, but the repair man was able to combine two zones into one.**
  - **Building Insurance premium was paid.**

- **Status on the following:**
  - **Rueben Carlson Consulting Report on the Seawall - the report indicated we will need a new seawall in within 5-7 years. The estimated cost (today's cost) is \$120,000-\$155,000. The report found the seawall has developed gaps and cracks. They did provide an interim fix that can allow us some time before we must decide on a new seawall. This fix will cost approximately \$10,000. The board approved moving forward with their interim fix recommendation.**
  - **Repairs due to leaks have been completed in Units 107 & 311.**
  - **FAST recommends installing clean-outs by Units 104 & 107. Since there have not been any reported issues with these two units, the board will consider installing them next year.**
  - **A new Reserve line item for the Laundry Room Improvements appeared in our April financials.**
  - **Theresa purchased a new Coast Guard approved Float Ring. Tony purchased a new attachment hook and a 60' Rope bag for the dock.**

**Repairs:**

- **A support arm on one of the waterside concrete tables was broken, but Tony was able to fix it.**
- **The water line & faucet by the fishing station was repaired by Tony.**
- **Sprinkler adjustments & filter replacements were done by Tony & Debbiee.**
- **The light fixture in the storage room was broken, but Tony was able to replace it.**
- **Tony put weatherstripping around the patio door, and a sign was placed on the door and the door hardware was tightened.**
- **The 3<sup>rd</sup> floor walkway has developed cracks and is in dire need of repairs. Terry was contacted to come take a look and provide a quote to make the repairs. He provided a quote and identified other areas on the 3<sup>rd</sup> floor needing attention. The board accepted his quote (\$537).**
- **Roof Repair – Tony used 5 tubes of roof patch to seal down loose shingles. He also identified areas where shingles are missing, and where we have rusty nails or nails that have disintegrated. This is due to cheap nails used when the original roof was installed.**
- **Unit 204 had a ceiling leak which resulted in Unit 304 replacing a toilet wax ring.**
- **Annual Elevator Inspection was performed on April 30, 2020 by ATIS. We passed inspection so we should receive our new inspection letter closer to August when our inspection expires.**
- **Questions sent to Legal for Clarification/Recommendations**
  - **Lawyer's findings**
    - **We are paying a company for the land lease but the 'landlord' in that document (the name) is different than who is being paid today. We received a letter from the attorney the day of the board meeting, so the board needs time to review it.**
    - **The lawyer discovered that we are not incorporated, and he highly recommends that we become incorporated. By not being incorporated each unit owner can be sued and someone can go after our personal assets. The motion was carried to have the Attorney pursue articles of incorporation.**
- **New Business:**

- Cannon Lawn Care provided a quote (\$350) to install red mulch around the building. Motion was carried to accept the quote.
  - Roof Requirements - We received three (3) bids to replace the roof. We have a 2x12 pitch roof. Each quote recommends using a different material. A board member recommended hiring a roofing consultant to assist in our decision. The consultant cost is estimated at \$2,000-\$5,000. Discussions continued that the board ask those roofers that submitted a quote, to possibly come in and explain to the board their proposal, instead of considering hiring a consultant.
  - Storage Room – There’s ongoing discussions about what to do with the bike/storage room.
- Open Discussion
  - Unit 202 is for sale and their potential buyer inquired about installing a washer/dryer in the unit. The condos Rules & Regulations do not prohibit unit owners from having them but based on the design of plumbing drainpipes within the building, owners have been discouraged from installing them. The penthouse units were the only units identified as having them. But, since the Rules and Regulations do not specifically say you cannot have them the potential buyers were informed of this, but they were told it is frowned upon having them in the unit based on the building not originally designed for each unit to have a washer/dryer hookup. The board is discussing a rule change to have this added.
  - A Do Not Feed the Birds sign was placed in the Bulletin Board.

*The next board meeting is scheduled for July 21<sup>st</sup> at 6pm.*

Motion was called to adjourn the meeting at 7:49pm.

**Attachments:**

1. Maintenance Fee/Land Lease Breakout
2. Rueben Carlson Seawall Evaluation