

BOARD of GOVERNORS

Board Meeting

Capri Isle Gardens #2 Condo Association

Tuesday October 6, 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, Theresa Bonner, Hoyt Koon, Frank Cahoon & Debbiee Jones. Richard Ellrodt was unable to attend.

Other attendees were Corey Palmer (Ameri-tech Property Management), and owners Chuck & Peggy Pikalek, Carol Repic, Sal & Terri Caradonna, Karen Murphy, and Susan Perry.

- **Call to Order**
The meeting was Called-to-Order at 6:01 pm by President Repic.
- **Determination we have a Quorum**
- **Established Proof of Notice**
- **Board voted to waive the reading of the August 18, 2020 meeting minutes**
- **Report of Governors/Committees**
 - Treasurer's Report on Association Finances – Tony stated we are running a deficit due to the building maintenance and the attorney's fees.
 - Corey mentioned there are only 3 people who have not paid this quarterly special assessment payment.
- **Old/Unfinished Business**
 - Since Lorraine & Theresa are the only board members currently on-site Tony asked Lorraine to provide a status on the following:
 - Enterprise Marine (Seawall) – Lorraine stated Enterprise Marine is doing a great job. Their work hours are 9-4 each day. They are filling in cracks with epoxy, they are filling depressions by the seawall with cracked shells, and they are also brushing & tarring nuts and bolts.
 - Repairs:
 - Sprinkler Water Line Repair – The sprinkler line behind unit 105 & the kayak rack had a crack in it so Terry was hired to fix it. He attempted to fix the pipe, but when the water was turned on it gushed from the pipe, so he was called back to look at it again. He determined what he needed to repair it. He ordered the part, and he will be back out to repair it.
 - Brian with Modern Designs from Tarpon Springs came and measured the walkways for repair and painting. It was determined drains needs to be installed in the common areas on the 2nd & 3rd floors due to standing

water after it rains. If drains are installed it needs to be done before painting as his company does not do that. His visit was to provide an estimate on repair/resurface/reseal the walkway/stairwells/landings. This was a topic brought up back in April 2019, due to slipping concerns.

- The middle washer in the laundry area was not working, but the repair has been made and it is back up and working.
 - Ceiling leak – A leak in unit 402 caused a ceiling leak in unit 307. The person overseeing unit 402 was able to fix the leak and wet vac any standing water. Unit 307 repaired their ceiling leak.
 - The 3rd floor storage unit had rat droppings so rodent tablets were placed in the room. The board has been contacted twice once in August & again in September about rats hanging around the condo. Corey contacted InsectIQ to find out when the next treatment is scheduled. It was scheduled for early September.
 - Lawn Company – Lorraine asked the lawn service to please not cross from the east to the west lawn across the patio.
 - The elevator stopped working, but Lorraine was able to reset the elevator.
 - Dumpster – This is an issue that never seems to go away. Everyone should dispose of TV's, furniture, electronics, etc., by taking them to the Gandy recycling center, or they should call the city to have them picked up. An owner will have to pay a fee to have the city pick up the items. The city point-of-contact information is located on the Bulletin Board.
 - Lorraine's unit has a leak in her bathroom ceiling. She contacted the management company of the unit and they are taking care of the issue.
 - Unit 205's air was leaking, but it has been repaired.
 - Unit 202 has been rented. The application was approved on September 14, 2020.
 - The renter of unit 304 decided to purchase the unit.
 - The board approved replacement storm doors for unit 311 on September 20, 2020.
 - Tru-Green aerated the grass on the entire property. This should help with the grass filling in bare areas, and the overall quality of the grass.
- **Legal**
 - Articles of Incorporation – We have had two (2) review cycles of the Articles of Inc. We are awaiting the latest version of the documents. Incorporating will protect the assets of each unit owner. Once we have the final version, the Articles will be distributed to the owners for a vote, along with a cover letter addressing why we should Incorporate.
 - In August 2020, our attorney filed papers against the landowner. The filing is based on the land lease not being enforceable due to us not being a party to the agreement. The attorney asked the board to review the existing land lease to determine what we would like to see changed. The idea is to address those areas within the current lease we would like to see renegotiated. Once inputs from the board members are provided, a plan can be developed. The goal is to keep out of litigation and allow the attorneys to work it out between them.

Tony has sent 3-4 emails asking for copies of the letters that were filed, but by meeting time he still had not received them. Hoyt asked that please call the attorney instead of emailing.

- Prior to the meeting Frank Cahoon sent a word document to all board members that outlines his concerns about the legal path the board is taking. Tony did not receive it, but the document was forwarded to him to review.
- **New Business**
 - Treasure Island Fire Inspection – TI came to the condo on August 5 and again on September 28, 2020. The report shows none of the repairs have been done. It was discovered they had an incorrect contact at Ameritech, so Corey’s contact information was provided to the inspector. Corey contacted Piper Fire to investigate the violations and complete the required repairs. The repairs appear to include 3 emergency lights not working on the 1st floor.
 - 2021 Budget process is underway. Corey provided a draft, and Tony provided his thoughts on the budget. The remaining board members will review and provide their comments in preparation for an upcoming Budget Working Group meeting.
 - Common Area Violation – A ceiling fan was installed outside unit 402 without prior approval. This is considered a common area, so approval had to be obtained prior to its installation. The board will review and discuss next steps.
- **Open Discussion**
 - Theresa mentioned all boxes in the recycling bins must be broken down. Please follow the guidelines set forth by the city.
 - Peggy asked what work was being done on the seawall and Tony responded. It is the short-term work recommended by Rueben/Clarson consulting firm. Details can be found on our website, under the documents tab, with title “2020 Seawall Inspection Report.”

The next Board Meeting will be held via conference call on November 11, 2020 at 6pm.

Motion was called to adjourn the meeting at 6:48 pm.