

BOARD of GOVERNORS

Member Board Meeting - Draft

Capri Isle Gardens #2 Condo Association

Tuesday December 7, 2021

Due to the Coronavirus the meeting was held via conference call.

Conference call number: 1-605-0400, Access Code: 7068951

Board Members in attendance: Tony Repic, Lorraine Gray, Hoyt Koon, Theresa Bonner & Debbiee Jones. Michael Gray was not in attendance.

Other attendees were Property Manager Corey Palmer of Ameri-Tech, Cliff & Karen Griffin, Ken Robertson, Mary Fleming & Ann Metroka, Sal & Terri Caradonna, Gail & Russ Krutzman, Kathy Bryant, Carol Repic and Manny Morris.

I. Call to Order

The meeting was called to order by Vice President Lorraine Gray at 6:22pm

II. Establish Proof of Notice

III. Determination we have a Quorum

- **Board voted to waive the reading of the previous Board Minutes from 3 Nov. 2021**

I. Report of Governors/Committees

- **Treasure's Report on Association Finances/Budget Preparation** – Debbiee Jones reported that since our last board meeting our finances have not changed, but Corey stated we are negative \$37k, which he explained is mostly due to insurance payments. He said we will be okay through year end.
- Board received three paint bids to review to see what kind of price tag we are looking at. The Board will have a discussion on painting the building and look at other areas to prioritize.

I. Old/Unfinished Business

- I. FAST of Florida and another company to provide estimates to jet out all the stacks** – Ameri-tech to provide a status. Corey stated the Drain Team will be out this week to give us a quote.
- II. Update on another plumbing company to Install 2 Clean-outs** – The Board requested Ameri-Tech find another qualified plumber to see if they can pick up where FAST left off. FAST came out on 31 August and 23 September to locate and install the 2 remaining clean outs. They could not find the line, stating it may be combined with other clean outs already installed. Their rationale is questioned based on the location of the other clean outs that a block of six units (e.g., 101,102,201,202,301,302).

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- III. **Buyer Application Approved** – The interview took place with the new owners of unit 101. The board received the feedback and approved the new owners on 4 Nov. 21. All other material had been received.
 - IV. **Kayak Rack Storage Space – Corey stated Renewal letters will be going out this week.** Those who have kayaks already in the rack, should keep an eye out for this letter. If someone decides to release their space, they should contact the board because we have a waiting list for a space. Corey was asked if Ameri-Tech can notify the treasurer when a payment is received so we can keep track of payments. He confirmed Ruth takes care of that. We will follow up with Ruth.
 - V. **Land Lease/Legal Update** – We have held two zoom meetings with owners and our attorney on 1 and 2 November, to go over the document that was sent to the owners, and to have our attorney address any questions owners may have. Our secretary (Mick) sent out a survey (around 10 Nov), to determine if most of the community supports going into negotiations with the landowner to determine a possible selling price. The results indicate that 74.3% are in favor, 8.6% said No, and 17.1 % is undecided. Therefore, based on the substantial portion of the owners offering support, the Board gave the green light for our attorney on 23 Nov. 21 to enter negotiations with the landowner’s attorney to determine a selling price for the land. Our attorney will keep us informed on developments. As of the time of the meeting the Attorney had nothing to report.
 - VI. **Higher Water Usage Update** – The Board asked Ameri-tech to contact Pinellas County to request a new meter. When the county installed the new meter back in November 2020, our water/sewer portion of the bill went up significantly compared to previous years. Corey reported that he spoke to the County, and they have no intentions of installing a new meter. They explained the new meter has a faucet icon on the meter that can detect leaks. The board decided to take this on as our water bill continues to climb.
- II. **New Business**
- I. **Termites** - Units #401 and #309 issued complaints about termites. ALL-PEST is our termite contractor. They were out on 22 Nov. to treat unit #401’s issue and did not charge us for the visit since it was a simple fix, and we are long term clients. ALL-PEST was informed of Unit #309’s issue, but we have not received any updates on whether they’ve come out yet. Debbiee offered to contact ALL-PEST to see when we are scheduled for our annual termite inspection, or do we just request it.
 - II. **Lanai Ceiling Water Stain** – Unit #309 contacted Tony on 22 Nov. 21, about a water stain reappearing in their lanai that was painted over once before. The owner stated the roofer had their painter do the work. The owner states when it rains, he believes he can hear water dripping. Corey stated this is a recurring issue, but he will schedule Terry Ellias to look at it.
 - III. **Noise Complaint** – The board received noise complaints regarding one of our units. The issue has been resolved, but we all must remember we live in a condominium, and we should be respectful of our neighbors. We must be mindful that the restrictions we impose upon ourselves are for our mutual benefit and comfort. These restrictions also

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- IV. apply to your family members, tenant, and guest since you are responsible for their actions. We are neither a hotel nor an apartment building and these are our rules and regulations made by us to be enforced by us for the betterment of the community. In short, be considerate of your neighbors.
- V. **Annual Meeting Notices** – Everyone should have received the first notice from Ameritech, which included a form titled: “Notice of Intent to be a Candidate for the Board.” Everyone should consider running for the board. You can help safeguard our property value, help your fellow residents, help solve problems, provide recommendations, provide fresh ideas, and learn how the Board works.

III. **Open Discussion**

- I. A special thank you to JoAnne Fidure for volunteering her time and efforts to this and past Boards. Her contributions were valued and appreciated. It was a pleasure to collaborate with her.
 - II. Also, thanks to Sal Caradonna and Debbiee Jones for painting the elevator cover on the roof to help spruce the place up. It is a nice silver /gray color painted over the dull silver/gray rust color.
 - III. Kathy Bryant asked if the meeting minutes can be mailed to her. Lorraine explained that all meeting minutes are posted on our website. The meeting minutes can be found at the following website: <https://capriislesgardens.com/meeting-minutes.php>
 - IV. The next Board Meeting will be our Annual Meeting held via conference call on Wednesday **19 January 2022 at 6:00 PM**
- Motion to adjourn the meeting at 6:46pm, motion carried