

## **BOARD of GOVERNORS**

### **Annual Members Meeting**

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

**Tuesday January 26, 2021**

Due to the Coronavirus, we practiced social distancing and the meeting was held via teleconference. Board members in attendance were Tony Repic, Lorraine Gray, Richard Ellrodt, Theresa Bonner and Debbie Jones. Hoyt Koon and Frank Cahoon were not in attendance.

Other attendees were Corey Palmer (Ameri-tech Property Management), and owners Chuck & Peggy Pikalek, Mary Fleming, Sal & Terri Caradonna, Carol Repic, Cliff & Karen Griffin, Karin Murphy, Antje Wortman, Joanne & Jack Fidure, Michael Gray, Manny Morris, and Susan Perry.

- The meeting was called to order at 6:05pm
- Established Proof of Notice
- Determination of a Quorum/Certifying of Proxies
- Approval to waive the reading of the Annual Board Minutes from January 27, 2020
  
- **Report of Governors/Committees**
  - **Treasure's Report on Association Finances**
    - Richard had not joined the call yet, so Tony commented that our latest financial statement did not show any issues, and the Special Assessment payments were still coming in. Corey stated the condo has \$82,000 in Reserves, and \$32,000 in General Operating.
  
- **Old/Unfinished Business**
  - **Enterprise Marine (Seawall)** – As stated at the last Board meeting, 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 those areas. However, two depressions near units 103 and 104 were exposed. Tony filled them with gravel and crushed shells and packed them down. He used 6 bags (3 bags and gravel and shells). In the maintenance room there are 8 extra bags of crushed shells and 1 bag of gravel, plus a sledgehammer handle he used to pack the material down, if any more depressions occur in the future.
  - **Articles of Incorporation** – Were filed with the State on December 18, 2020. A certificate was issued. The articles and the certificate will be uploaded to our website. Ameritech has a copy of the certificate for their records, and the board secretary will also maintain a copy.
  - **Reclaimed Water Meter Replacement** – From the last Board meeting it was noted that Pinellas County Utilities replaced a reclaimed water meter. In doing so they noticed a small leak in the fitting after the meter (which makes it our responsibility). Fast of Florida was called to inspect the leak and they were unable to find any leaks.
  - **Land Lease Legal Update** – Attorney is from both sides agreed that a way to move forward is to pursue two options. Option one is to purchase the land outright, and

option two to renegotiate the lease. First option involves getting the land appraised (which the Board is currently working with Valuation Consulting Group), and then negotiate that price with the landowner to come up with an amicable resolution. The board is still awaiting the appraiser's report.

- **New Business**

- **Flood Insurance Renewal** – On January 11, 2021, Ameri-tech informed the Board of our flood insurance is up for renewal. The board is working on that now.
- **Replacement Cost Valuation** - Every 3 years an Insurance appraisal must be done. The current appraisal expires on March 26, 2021. The board will be working with the Felten Professional Adjustment (FPAT) team, who performed the last appraisal and did our reserve study back in September of 2019. In February, we will provide Felten approval to move forward so that the report is received in March and provides the full 36-month term.
- **Termites** – On December 14, 2020, unit 307 contacted Ameri-tech about termites in their door frame. Ameri-tech contacted All-Pest and they treated the area. All-Pest saw no other activity.
- **Bathroom leak impacting Unit 105** – A plumber was called to fix a leak in Unit 205. The leak caused damage to the ceiling in Unit 105. The leak has been fixed. Unit 105 will contact someone to do the ceiling repair at the condos expense. Unit 105 will be responsible for repainting the ceiling after the repair is completed.
- **3<sup>rd</sup> Floor Walkway Ceiling Stucco peeling by unit 305** - On December 17, 2020, this issue was identified. Ameri-tech was notified on December 21, 2020 and requested to contact CPR and B&H Painting to come out and look at the issue and provide a quote to repair the area. As we get closer to repainting the building, we will have them provide quotes to address other areas.
- **Dryer Issue.** A dryer was not producing heat, but during the technician's inspection on January 13<sup>th</sup>, all was fine. Tony turned the technician's attention to the dryer by the window that always run too hot. He determined the dryer temperature was getting close to 285F but should peak around 190-200F. The technician replaced a thermistor, which attaches to the blower housing and helps monitor and regulate the temperature inside the dryer.
  - A different dryer had the same issue of no heat. A note was placed on the dryer stating this on January 16<sup>th</sup> or 17<sup>th</sup>. Tony ran the dryer through multiple cycles and settings on January 18<sup>th</sup>, all produced heat. The note was removed.
- **New Washers Installed** – New washers were installed on January 13, 2021.
  - FAST of Florida came out to replace a leaking trap behind the middle washer on January 18<sup>th</sup>.
- **Voting results for Units 102 and 402** – Corey provided the results for the new slider door for unit 102, and the outdoor ceiling fan (already in place) for unit 402. Unfortunately, neither passed due to not receiving a 75% majority. Karin Murphy mentioned that her letter/proxy was sent to her emergency contact instead of being sent directly to her. She stated she recently received it. The board decided to table this item.
- **Announcement of 2021 Directors** – Since only 7 owners applied to be on the Board, no vote is necessary, and those 7 will make up the 2021 Board. They are Tony Repic,

Lorraine Gray, Theresa Bonner, Debbiee Jones, Hoyt Koon, Michael (Mick) Gray, and JoAnn Fidure. The appointment of officers will occur following this meeting.

- **Compliance or Fining Committee** – This has been discussed several times by various Boards, but nothing has been attempted. At the last Board meeting Tony asked folks to consider volunteering for this committee. If you would like volunteer contact Mr. Palmer or Tony in unit 103. If we can get 3 volunteers the Board will sit down with them to go over their role and responsibilities.
- **Open Discussion**
  - There is a donated 2'x3' fold up utility cart located in the maintenance room for owner's use. Contact a Board member to open that door for you.
  - Theresa mentioned to Corey that Michelle's (owner) kayak fee letter was sent to an incorrect address, and she asked if they (Ameri-tech) are having an issue with their mailings. Corey confirmed they are not, and they send mailings to the addresses they have on file.
  - Joanne about the votes for units 102 & 402. She asked if a 'no response' can be counted as a yes or no vote. Corey confirmed it cannot and stated a paper trail is required.

**The next Board Meeting will be held via conference call on Wednesday March 3, 2021 at 6pm.**

- Motion was made by Repic at 6:33pm to adjourn the meeting.
- ***Seating of the New Board:***
- ***The following members were elected as the new board for 2021:***
  - ***Tony Repic (President), Lorraine Gray (Vice President), Michael Gray (Treasurer) & Debbiee Jones (Secretary). Joanne Fidure, Hoyt Koon & Theresa Bonner are members at large.***

**Motion was called to adjourn the meeting at 6:51pm**