

# BOARD of GOVERNORS

## Member Board Meeting

Capri Isle Gardens #2 Condo Association

Wednesday July 14, 2021

Time: 11:00 am

Due to the Coronavirus, social distancing was enacted and the meeting was held via teleconference.

Conference call number: 1-605-562-0400, Access code: 9297957

- Call to Order- Tony Repic called the meeting to order-11:02am. Board Members Present: Theresa Bonner, Debbiee Jones, Michael Gray, Lorraine Gray, Joann Fidure, Tony Repic, Hoyt Koon, (Ameri-tech: Corey Palmer). Owners: Sue Perry.
- Establish Proof of Notice: Proof of Notice Established
- Determination we have a Quorum: Quorum Established
- Reading or Waive/Approval of the previous Board Minutes from 5 May 2020: Reading of previous Board Minutes waiver and approved by the Board.
- Report of Governors/Committees
  - **Treasurer's** Report on Association Finances
  - 1). Special Assessment collection: As of June 30th we have collected \$98,005.00. We've spent \$91,115.58. Therefore, we have \$6,889.42 in our special assessment account. The last payment was due on 6/1/2021.
  - 2). There are three Unit Owners that are late with Special Assessment payments. Corey of Condo Management mentioned that Ruth of Condo Management should send a special letter if more that 60-90 days late in payment.
  - 3). There are three Units Owners also late on monthly Maintenance Fee
- Old/Unfinished Business
  - Land Lease Appraisal/Legal Update – Six commercial appraisal companies were contacted and provided estimates to determine our land value. McCormick, Seaman, and Terrana located in St. Petersburg was chosen for this effort. 10 June, a site visit was conducted and discussions ensued for the appraisal process. A final

report was published on 2 July. This report can be found on our website under the documents tab. Bottom-line is that the commercial appraiser set the land value at approximately \$2.3 million. We will be setting up a meeting to discuss the findings of the report-what are the next steps.

- FAST of Florida Estimate (Jet out laundry stack) – Received a quote from FAST for \$1,170. A \$195 increase from 2019. Board approved this work. Ameri-tech has made contact with FAST to schedule the work.
- FAST of Florida Estimate to Install 2 Clean-outs – FAST provided a quote of \$975 per clean out for installing 2 additional clean-outs in the grass strip by #103/104 and #107/108, similar to the 4 clean-outs that were installed last year. This work was agreed to by the past Board when those clean-outs went in back in April 2020, and were part of the special assessment. Ameri-tech has made contact with FAST to schedule the work.
- Plumber(s) Estimate(s) for AC drain line clean out (11 drains in all) – FAST quote was extremely high. The Board rejected that quote and instead will rely on owners to perform their own monthly preventive maintenance. In late May there was a recommendation posted on the bulletin board on how to keep your AC drain line from getting clogged and stay clear.
- Elevator Violations Repairs – Back on 22 April, the elevator failed inspection in 4 areas. Each failed area was addressed by Thyssenkrupp, Live-Wire, and the Board. Thyssenkrupp is awaiting some parts to complete their part of the violations. Parts will tentatively be shipped at the end of July. Once Thyssenkrupp's work is complete, Ameri-tech will call for an re-inspection, so that we can apply for a new certificate. Current elevator certificate expires 1 August 2021. Cory said there is an unrelated incident-it is hard getting parts right now and Cory said the certificate had already been received and just a matter of passing inspection.
- Facia Repair/Replacement – Back on 11 April, high winds damaged a 7-8' long piece of facia waterside by #402. B&H Painting made an initial repair on 19 May, but that repair did not hold up. ~~Afterwards,~~ **They** came back in mid-June to redo their **initial** repair. So far it is holding.

- Water Intrusion Into #305's Lanai Window – B&H Painting sealed around the window, on 19 May. Deteriorating concrete around the window sill appears to be the issue.
- Loose Roof Shingles – On 15 May it was noticed there was some loose shingles on the west end of the building where the 4<sup>th</sup> floor wall and 3<sup>rd</sup> floor roof meet. On 18 May BMCI came out and made the repair along with scanning the entire roof for other loose shingles.
- New Business
  - **Treasure** Island Fire Inspector's Report – 18 June 2021, the TI Fire Inspection report stated we failed in 2 areas with both areas related to emergency lighting. It was found that 2 emergency lights were not working. Replacement lights were ordered. We have 4 extra emergency lights for future installations if needed, and Lorraine is storing the extras in her unit. Terry Ellias installed these lights on 29 June. Ameri-tech has contacted the fire inspector for a re-inspection.
  - Alexander's Property Maintenance – Due to overgrowth, seed pods, dead or broken fronds. Ameri-tech was instructed on 28 June, to contact Alexander's to trim our trees to a hurricane cut, and remove those items stated earlier. Alexander's came out on 12 July to perform the work.
  - Threshold Tile Repair for #309 – The door threshold tiles has broken and cracked due to age. Ameritech has been instructed to get quotes from our handy man Terry Ellias and B&H Painting. Lorraine has a piece of the tile to give to whomever gets job, to try and match it up. The Board went back and forth on responsibility laying with the owner or the Association. Ultimately, through records, it was decided that the HOA is responsible for the work.
  - Higher Water Usage/Costs – The past 3 Water/Sewer/Trash bills have been running higher than previous years. It was initially pointed at the Board meeting in March when the first bill came in, and asked folks were asked to check for running toilets and dripping faucets, and get those items repaired. The Board is request all unit occupants to check for running water, or hearing running water. Something is going on that is increasing our water usage by almost double. Now a new water meter was installed back in November 2020, and basic leak detection around the exterior of the condo was performed. With no evidence of a leak externally, Ameri-tech will notify Pinellas County Utilities to have them ensure their new meter is reading/calibrated correctly. If

that come back as a non-player. Then Ameritech will notify FAST of Florida and have them come out and determine if we have a leak somewhere we can't see. Jo Anne asked if they would check the meter to make sure it was installed properly and Tony asked if Corey might call the county and see if it is a faulty meter and replace it.

- McCormick, Seaman, and Terrana Land Appraisal Report – Final report came in on 2 July 2021, the Board discussed ways to get this information into the hands of the owners to be able to make an informed decision about the possible land purchase. Option or combination of options are: Upload onto web-site (which has already been done), emailing it to those we have email addresses, hand deliver or mail a copy to those we do not have a email address for. Then once the owner have the information in hand, the Board needs to be sure they received the material, understand it, and ready to vote on it. Units 203 and 208 do not have email addresses and the gentleman in 203 has to mail communication to his son who lives in Tampa. In order to get the information to 35 people it may be too much information to express in a Zoom conference, so smaller groups may be the best option for everyone to understand. Board will sent up a timeline to have small conference calls with 5 owners at a time, to go over the material, and get their opinion if they want to buy the land. Board is working on an information paper for the Association, outlining the problem and options available.
- Open Discussion
  - Reminder: Per our Rules and Regulations on Page 1 paragraph III. Use of Condominium Property, sub-paragraph C) Complaints must be put in writing, signed by the person(s) making the complaint, and sent to the management company at the following address: Ameri-Tech Property Management, Inc. 6415 1<sup>st</sup> Ave S, St. Petersburg, FL 33707
    - Past Boards have requested owners follow these procedures or nothing will be done until such a request has been formally submitted to the management company. This is done so there is a record established.
    - Second reminder, is that it is very important to pay your maintenance fee on time. This ensure we have money available to handle issues and is part of maintaining the budget.

- The next Board Meeting will be held via conference call on Wednesday 8 September, 2021 at 11:00 AM.
- Motion to adjourn the meeting. Motion to adjourn the meeting. Tony **made** a motion to adjourn a meeting at 12:09. Lorraine seconds it and the meeting is adjourned.