

“Michael Gray-Secretary Notes: Minutes”

BOARD of GOVERNORS

Member Board Meeting

Capri Isle Gardens #2 Condo Association

Wednesday March 3, 2021

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 @ 6:04 pm— Board members in attendance: Theresa Bonner, Debbiee Jones, Michael Gray, Lorraine Gray, Joann Fidure, Tony Repic. Hoyt Koon was not in attendance. Owners: Terry and Sal Caradonna, Cliff Griffin. (Ameri-tech: Corey Palmer)

6:04 PM Tony Repic calls meeting in a session as we have enough for a quorum

- A motion to wave previous board meetings, was set by Tony, seconded by Theresa, and then approved by all Waived-Reading or Waive/Approval of the previous Board Minutes from 8 December 2020
- Establish Proof of Notice was determined
- Report of Governors/Committees
 - Treasurer’s Report on Association Finance Treasurer’s Report on Association Finance
 - Debbie proceeded to give an overview as Treasurer. The discussion summarized the special assessment – no large expenditures since last meeting with approximately \$60,425 in special assessments. We still have payments in March, with focus on the roof. The last special assessment payment will be in June. There were queries regarding other finances, and Cory answered questions on insurance, water usage, and other operating costs accounts that were coming in June. Tony asked about \$20,000 getting placed into the “legal pot.” Cory added that the legal account might be under budget, however, the insurance could possibly be over budget. Tony delved into this further, asking why the insurance “line” was over budget? Cory

responded that throughout the year costs may change depending since insurance payments do not go January to December for the year, but goes into May.

- Old/Unfinished Business

- Board Member Certification Form - Tony reminded the board that the certification form that has to be signed and returned to Cory, as well as the acting secretary Mick—they can just be either emailed or dropped off to 402. Ameritech did indeed sent out a form on 1 February 2021, that each Board member must sign in lieu of Board Certification class certificate. By law we have 90 days to submit this form back to Ameritech with a copy also going to our secretary. If you haven't filled it out yet, please do so.
- Land Lease Legal Update - We are Still waiting for Valuation Consulting Group to submit their report, however this report should be submitted very soon. In the meantime, Board members were asked for ideas on what type of material can go into a packet of information that would be distributed to each unit owner so they can make an informed decision on whether to pursue purchasing the land. Tony has submitted his ideas to the Board as a jumping off point to get the “ball rolling,” plus he mentioned that he made some changes to the initial submittal. Tony suggested that he would like his colleagues to provide some input. The initial idea is that before we have our attorney negotiate the final sale price, it would be in our best interest from a financial standpoint that we first get a “good feel” and “pulse” from the owners to see how much buy in we have on purchasing the land. Tony's suggestion was met with very positive affirmation from the Board—the reasoning was before spending money on attorney's “negotiating back and forth,” lets get an idea of what the owner's think before spending unnecessarily. There is a belief that 75% of the 35 owners need to approve the measure in order to purchase the land (but our lawyer can confirm that). Tony also mentioned that the Board also needs to have a conversation with our lawyer on the legal implications on the Association buying the land (i.e., Association loan or private individual loan to cover each owner's share of the purchase price). This type of information would be of utmost importance into this packet of material that Tony has provided do to the seriousness of this possible acquisition. Tony, Mick, Joanne, Lorraine, and Theresa all agreed that we get a better idea from the owners as we tackled the

pros and cons. Debbie also advocated that we really have to get our owners and community's attention on this, particularly owners that live here full time, since there has been a breakdown in communication over other matters in the past with those being at another residence and not in Florida. JoAnn Fidure then suggested setting up mini conference call (say 5 owners at a time), to discuss the information on the packet and answers questions so that the owners have a understanding of the material. Tony responded that may be good idea.

- Replacement Cost Valuation- Every 3 years an Insurance appraisal must be done and the current appraisal expires 26 March 2021. Board will be working with Felten Professional Adjustment (FPAT) team, who performed the last appraisal and who also did our reserve study back in September 2019. On 18 February we the Board gave Felton the go ahead to start the analysis. According to Corey, Felton has already concluded their study. Corey will email that report to the Board.
- Flood Insurance Renewal- Back on 11 January 2021, Ameri-tech informed the Board of our flood insurance needed renewal. The Board reviewed the policy and provided feedback back to Ameri-tech to accept the new policy. Flood went up to \$6.9 million-this means the insurance will go up - we are fully insured based on the option the Board chose.
- 3rd Floor Walkway Ceiling Stucco peeling by unit 305- On 17 December 2020, this issue was identified. Ameri-tech was notified on 21 December 2020 and requested to contact CPR (Concrete, Painting, and Restoration), B&H Painting, and Terry Ellias, to come out and look at that issue. CPR's estimate came back at \$4,600 (which is about 38% of the current Bldg/Mx budget). At the time of the meeting the Board was still waiting on the other contractors to respond. If these other contractors do not respond within the next few weeks, Tony will recommend CPR get the contract, because this is becoming a safety hazard. However, Corey commented that B&H painting were at the condo, and took down the loose piece of stucco so it wouldn't fall on an individual. They estimated \$500 to do the repair work. Terry Ellias estimated \$834. Both contractors are suppose to give their quotes in writing to Corey. Once he receives then they will be forwarded to the Board. Tony rightfully worried about the liability issue.

- Compliance or Fining Committee-Tony brought this up, looking for volunteers, anyone not on the board. 2 people are interested we just need another. This was brought up at the Annual meeting, and has been talked about for a number of years now by various Boards. At the last Board meeting Tony asked owners outside the Board to consider volunteering for this committee. If anyone would like to volunteer, again, contact Mr. Palmer or Tony in unit 103. When we get 3 volunteers the Board will sit down with them to go over their role and responsibilities.

- New Business
 - Water Bill Running Slightly Higher Than Normal- Last year we paid more for water/sewer than budgeted, which is unusual since this item is typically budgeted quite well. Tony petitioned that everyone please check to see if you have any running toilets/dripping faucets. If so, please contact your plumber to take care of the issue to help reduce the waste of water, and reduce our water bill. Corey mentioned that the new washers and their usage might be a cause due to higher usage. Tony also interjected that we have received “good reviews” on the washer.
 - Completed Work Around the Condo-9 February 2021, Sal Caradonna and Tony scrubbed and power washed the dock. 12 February 2021, they both then proceeded to replace the rusted bolts that were attempting to hold the dock ladder to the dock, with new stainless steel bolts. While the ladder was separated from the dock, they cleaned the ladder again to get rid of the barnacles. Tony reminded everyone if you use the dock ladder, please raise it out of the water when you are done using it. On 16 February 2021, Sal Caradonna and Tony then replaced the three foil dryer vents, with semi rigid dryer ducts. They were installed so that cleaning them out can be done easily. The old foil ducts have never been cleaned and were full of lint. This makes the dryers less efficient and could have caused a fire. Thank you Sal for helping in these ventures. The Board resoundingly thanked both Sal and Tony for their hard work and dedication to the community.
 - Palm tree trimming in preparation for Hurricane season-Tony mentioned it is time to contact Alexander’s Property Maintenance to come do a hurricane cut on our palm trees. This activity is done semi-

annually, typically around near the end of February and August. Tony asked if Corey might please contact them, and Cory agreed.

- Air conditioning drain maintenance— A/C Drains Clean-out – It has been discussed in the past of hiring a plumber to come out semi-annually to snake the first floor A/C drains (11 in all). Typically a Board member(s) volunteered to that, but, if those Board members are no longer on the Board, or forget to do it, or just decides not to do it anymore, it maybe be wise to look into the cost of plumber performing this service. This way we know the work is scheduled and will be done. Tony wanted input from the Board. Tony asked Corey to please call 3 plumbers to get an estimate on this cost. Board members thought it would be a good idea to at least see what kind of price the Plumbers come back with for this work. A Board member suggested that owners pour some bleach in their A/C drain occasionally, to help keep the drain line open. Board member suggested that the laundry stack be jetted. The last time it was done was May 2019.
- Roof Work- Roof work will begin some time mid to late March. When the Board gets a start date from the contractor, hopefully about a week's notice. The Board will notify the owners who park near the building that their cars will need to find a new parking space. The project manager was here yesterday and him and Tony walked the roof to give him some insight on the job before it starts. They may do half the roof at a time so not everyone who is parked in front of the building is impacted. But, the manager is going to discuss that option with another manager to determine how they want to handle this. Since the Oyster shingle came back as nearly the same color and same specs as the sold out option, and since we do not want to hold on before rainy season, we should go forward.
- Open Discussion
 - There is donated hand truck located in the maintenance room for owner's use. If you would like to use it, contact a Board member to open that door for you if you need it.
 - Friendly reminders:
 - Laundry hours are 7am to 9 pm. Your last load should be done at 9pm, not started at 9pm. There is a sign on the wall above the washers to remind people of that. Plus, it is clearly stated in

the Rules and Regs. Please be courteous and observe the posted hours.

- Parking. With out of town guests and friends visiting is picking up. Do not park in a guest space. Park in your assign space, or out park near the street. Leave the guest spaces open for our guest.
- The next Board Meeting will be held via conference call on Wednesday 5 May, 2021 at 6pm.
- Tony made a Motion to adjourn the meeting at 6:52 pm. It was seconded by Lorraine. Tony thanked everyone!