

“Michael Gray-Secretary Notes: Minutes”

BOARD of GOVERNORS

Member Board Meeting

Capri Isle Gardens #2 Condo Association

Wednesday May 5, 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: Tony Repic (President), Theresa Bonner, Hoyt Koon, Michael Gray, Lorraine Gray, along with Corey Palmer (Ameri-Tech). Debbiee Jones and Joann Fidure were not in attendance due to a scheduling conflict. Owners: Chuck and Peggy Pikalek, Sal Caradonna, Richard Ban, Richard Ellrodt, Antje Wortman, Gail and Russ Kruetzman.

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

- A motion to wave previous board meeting minutes from 3 March 2021 was set by Tony, seconded by Lorraine, and then approved by all board members
- Establish Proof of Notice was determined
- Report of Governors/Committees
  - Finance Treasure’s Report on Association Finance
    - Tony filled in and read Debbiee’s report. As of the end of April we collected \$83,000 for special assessment and Debbiee is working with Ameri-Tech to formulate a paper trail of the special assessment funds.

Old/Unfinished Business

- Land Lease Appraisal/Legal Update. We do not have the report yet. Due to the lack of performance from Valuation Consulting Group (ie., no return phone calls or emails, and a letter from our attorney), compounded by not performing the appraisal since the end of December 2020, and with nothing provided to the board (e.g., status

updates), the Board decided to terminate our relationship with this company on 21 April. After numerous attempts from Ameritech, the Board, and our attorney to contact Valuation Consulting Group (Mr. D. Jeff Smith. Mr. Smith finally materialized in April and he blamed the Association for not paying him and not providing him with his requested information. Tony clarified our position. We never paid him the \$1000 retainer, but he never reached out to us, nor did he contact our attorney requesting payment or additional information.

- COMPRO was the other company that submit a response back in November 2020. Tony had contacted/talked to 7 other prospective companies— 3 have gotten back with their proposals, 2 other companies declined due to their large work load, and we are still waiting on responses from the remaining 3 companies. Those remaining companies will be given a few more days to provide a response, otherwise the Board will evaluate the responses they have, and choose a new company. Richard Ellrodt asked about the cost to own the land being \$5 million or was that just a number. Then he asked should we find out first if the 35 unit owners willing to negotiate first before we go further. Tony made it clear we must have a definitive number before we bring it to the unit owners to put it to a vote. Richard also asked if we know that we need 75% of ownership is willing to go that route of buying the land. The response was 75% based on the magnitude of the situation. Richard questioned that we would lose money in the assessment process if unit owners do not meet the 75% in wanting to purchase. Tony said let's not "put the cart before the horse." Peggy Pikalek agreed and mentioned lets get the number first, and Tony agreed by stating lets get a starting point.
- Flood Insurance Renewal – Back on 11 January 2021, Ameritech 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. On 19 March 2021, our insurance folks notified Ameri-tech, that based on the current Felton replacement cost valuation report published on 3 March (which is required to be accomplished every 3 years), this lowered our coverage amount by approximately \$900K, which in turn, lowered our premium by approximately \$3,200. On 23 March, the Board approved the amending the policy.
- 3<sup>rd</sup> 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. B&H Painting was chosen to perform the work. The repair man came out on 9 April to start the work. On 14 April, work was complete and the area painted to match the existing ceiling as close as possible. There are other areas around the building where there is pitting on the ceiling/stairwells that will need attention. Tony proposed the question to the Board members, do we want B&H Painting to walk the area with a Board member (or have a Board member walk the area first and highlight the problem area), and give us a quote to the repair? This will have to get done before the building gets painting. This building needs a paint job, the last time it was painted was in 2011.

- BMCI Roofing Project – The roofing project began on 30 March with the stripping of the east end of the building. On 13 April, the roof work was totally completed. On 11 April, we had some water damage to 309, 310, and 402, due to a strong storm that rolled through. This was due to the area around the air conditioning racks not being completed. BMCI was very proactive and got a repair person out to address these issues in a very timely manner. Special thanks to Debbiee Jones, Sal and Terri Caradonna, Carol and Tony Repic, and Manny Morris for walking the area picking up roofing nails, and using the magnetic sweeper to pick up roofing nails that one could not see in the grass or shrubs, along with investigating the parking lot during the roofing project. The roof work is done!
- Alexander’s Property Maintenance – Palm trees were trimmed on 22 March 2021.
- Commercial Laundries Dryer Issue – On 28 March 2021, Commercial Laundries was notified that one of our dryers was not producing any heat. Technician came out a week later and diagnostic the problem as a faulty circuit board. Board decided to approve the purchase of a new dryer that was delivered on 16 April 2021 over the price to repair the dryer.
- FAST of Florida Estimate (Jet out laundry stack) – Board waiting on a cost estimate from FAST to do this work. The last time it was done was 2019. Mr. Palmer said that the laundry stack project is on his radar, tried to contact FAST, but the estimator is supposed to get back to him.
- Plumber(s) Estimate(s) for AC drain line clean out (11 drains in all) - We were wondering if Ameri-tech contacted any plumbers. This has

been brought up in the past by other Boards 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 decide not to do it anymore, it maybe be wise to look into the cost of plumber performing this service on a regular schedule. A Board member suggested that owners pour some bleach in their A/C drain occasionally, to help keep the drain line open. We talked about cleaning out the plumber lines – Tony queried if there was any movement on this? Mr. Palmer responded that the “big” issue was, can we get access to the drain line?” One response was we can not get in low, but rather on top. Tony proposes and hopefully he will have a write up from FAST on how they propose to do the clean-out. Peggy mentioned we do this every month, and we put a cup of water in the AC drain with bleach. Peggy also said we can get everybody on the 3<sup>rd</sup> and 4<sup>th</sup> floor to do the same, it may ease the process.

- Richard Ban then interjected with a request for unit 311— in June, 2020, dry wall and ceiling fan damaged had occurred. Tony helped disconnect the fan and was proactive in the helping on this matter. However, when the roof replacement was getting done, Christine (sub-contractor for BMCI), was unable to do the repairs. The reported action was brought to the attention of Corey Palmer— in June 2020. Corey responded that the association is responsible for the drywall but not the paint—the corrective action. It was noted by Tony that its between Mr. Ban and his painter. Tony added that the roofers did not do anything to impact the initial repair. Mr. Ban thanked everyone, and just wanted clarity with the process. Theresa amplified unit owner responsibility, mentioning to everyone that she once had water damage in master bedroom, and she was responsible for the painting.
- New Business
  - Elevator Violation Repairs – Elevator was inspected and has 4 violations written against it. Two are electrical in nature (Ameri-tech helped us get an electrician). Meanwhile, the other two violations can be split: Thyssenkrupp can do one (they submitted a work proposal of \$300, which the Board approved on 30 April); and the Board can do the other, which is to order/purchase a sign (“In case of fire, do not use the elevator, use the stairs”). Signs have been ordered and they will be posted by the elevator on each floor. Corey stated it was the

same Electrical company that did repairs 2 years ago found violations that just needed labels on the wires to indicate for safety and signs being placed on the floor.

- Yearly Insurance Renewals – Each year the Association insurances have to be renewed for another year. 4 May was the deadline to accomplish this task, which was completed on 30 April. With the current wind mitigation report (due to the new roof), the calendar year hurricane deductible was lowered back from 5% to 2%. The overall premium was also reduced by \$871.00.
- Facia Repair/Replacement – The Storm on 11 April had high winds which damage a piece of facia (7-8' long), waterside by #402's mudroom window. Specialized Services and Installation was requested to give a price to repair the damage area. Corey has not talked to them yet, but it is on his to do list.
- FAST of Florida Estimate to Install 2 Clean-outs – Part of the Special Assessment was going to be used to installed 2 additional Clean-outs, like the 3 that were installed back in April, 2020. These would be between 103/104, and by 107. We need an estimate from the contractor. Tony asked Corey, if he is going to get the bid. Corey Palmer said he is going to add this to his list.
- Elevator Cab Light Replacement – On 30 March 2021, one of the fluorescent light bulbs was replaced. There is an extra bulb in the maintenance room.
- Proposed Change in Board Meeting Time – Tony was approached by a member to consider changing the Board meeting time from 6pm to 10 am (as an example). Past years Board meetings were held in the AM hours. Therefore, the majority would like a early start time, 11am for the next meeting.
- Completed Work Around the Condo – A small group of volunteers spent 2 days working (March 20 and 22), 4 hours each day. Trimming the bushes, weeding, and pulling our dead shrubs. They saved the Association money by not having a landscape crew do it. Tony, Debbiee Jones, Sal Caradonna, and Theresa Bonner made up the crew. Many thanks goes out to them for volunteering their time. Board members and unit owners thanked them for their hard work.
- Items Donated for Member Usage - There is donated magnetic sweeper, garden tools (manual hedge shears and a lopper ), 4' wooden and 6' aluminum step ladder 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. A new hose was purchased for the dock. The old hose was put on the West side of the building.

- Open Discussion
  - Recycle – Some people are still not breaking down their large cardboard boxes, which need to be small enough to fit into the recycling bins. The recycling people will not pick up anything left outside the bins. This continues to be an burden, especially for those letting someone else break the boxes for them. Therefore, break down your own boxes.
  - Gail Kruetzman mentioned they are going away and we will not be here to water the plants. She said that the rain in the summer will keep most alive, but the sprinklers do not cover all the planted areas. Therefore, if someone is interested in gardening to see what plants will need water, see her. Peggy wanted to thank Gail, and others also chimed on for her industrious work!
  - Also, Antje Wortman mentioned to Corey that when we had those heavy driving rains she gets water leaking from 305's lanai windows down into her lanai. Corey mentioned that this was addressed and that unit had a renter. Corey added we continue to work on this issue. B&H Painting will comeback again to check for repair.
  - The next Board Meeting will be held via conference call on Wednesday 14 July, 2021 at 11 am.
- 6:55 Tony made a Motion to adjourn the meeting—it was seconded by Mick, and the meeting adjourned.