

# BOARD of GOVERNORS

## Member Board Meeting

Capri Isle Gardens #2 Condo Association

Wednesday November 3, 2021

Time: 6:00 pm

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

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

Meeting Called to order at 6:07pm

Attendees: Corey Palmer (Ameri-Tech). Board Members: Tony Repic, Lorraine Gray, Michael/Mick Gray, Hoyt Koon, Debbiee Jones, Theresa Bonner, Joanne Fidure. Owners: Cliff & Karen Griffin, Terri Caradonna, Bill & Mary Fleming

- **Call to Order-6:07 pm**
- **Establish Proof of Notice**
- **Determination we have a Quorum**
- **Reading or Waive/Approval** of the previous Board Minutes from 8 Sept. 2021 – Tony made a motion to approve the previous meeting minutes. Seconded by Mick, approved by the Board members by unanimous vote.
- **Report of Governors/Committees**
- **Treasurer's Report on Association Finances/Budget Preparation** – Debbiee gave her report stating expenses overall are doing well. Ameri-Tech has provide a basic 2022 budget for the Board to review. Board received two paint bids to see what kind of price tag we are looking at. Board will have further discussions on painting the building and look at other areas.
- **Old/Unfinished Business**

- **FAST of Florida Update to Install 2 Clean-outs** – 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. Each clean out supports a block of 6 units (eg., 101,102, 201, 202, 301, 302). The Board request that Corey find another qualified plumber to see if they can pick up where FAST left off.
- **Elevator Violations Repairs Update** – All repairs were completed and a new certificate was put on during the week of 13 September.
- **Threshold Tile Repair for #309** – Terry Ellias completed the work on 14 September. Owner is satisfied.
- **Sprinkler System Malfunction** – Zone 1 had a sprinkler valve malfunction. Aqua Pro replaced the defected valve on 9 September.
- **Higher Water Usage Update** - The Board has done basic leak detection that was recommended on the county’s web-site. Again, 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 (Ameri-Tech), was requested to communicate this with the county, and ask for a replacement meter. Corey did contact the county (messaging system), but has not received any human feedback. Corey will continue to press the issue.
- **Land Lease Appraisal/Legal Update** – The Board held 2 zoom meetings with owners and our attorney on 1 and 2 November. The meeting covered an overview of the paper that was sent to the owners, and we had a excellent questions and answer session. Our attorney, Mr. Pilka, was present to address any legal questions. We will now be sending out a MonkeySurvey vote, to see what percentage of owners are committed to continue the next step which is either have our attorney start negotiations with the land owner’s attorney on a selling price, or stop that effort and look at renegotiating the lease. Michael/Mick Gray, our secretary, will be sending out emails in the few days.
- **Water Damage in Unit #201** – Unit 201 is experiencing water damage to his ceiling near his windows on the west end of the building. It was coming from Unit 301’s windows. We had a similar

issue with Unit 305 in the past, dealing with caulking around the windows and some concrete sill work. B&H painting came out and made repairs to the outside of the widows.

- **Water Damage Repair to Unit #302** – Tremendous amount of work was done due to a collapse ceiling. That work has been completed. Thank you to the owners of 302 for their patience. Cliff has been active in helping out with these issues.
- **New Business**
  - **Broken/Fixed Around the Condo**
    - 20 Sept. Broken cement bench leg, that was found in the electrical room.
    - 21 Sept. Sprinkler head pop off near unit #109, possibly due to lawn mower running over it. Sal Cardonna repaired it.
    - 22 Sept. Photocell light by kayak racks not working. Water found its way inside the fixture. Sal Cardonna replaced the unit with a new one.
    - 1 Oct. Laundry room electrical receptacle by the washer near the wash basin needed replaced. Sal Cardonna put in a new receptacle. People thanked Sal for doing all these fixes.
    - 19 Oct/25 Oct. Sewer back up in unit #102 and 101. FAST was called out twice to snake the line. Found various paper products clogging the line. Do not flush paper products, sanitary napkins, disposal wipes, trash, cotton swabs, plastics, you get the picture, down the toilet. These products clog up the sewer line. If you have guest let them know. Flyers relating to this issue was distributed to all units.
  - **Sales Application Review Unit #101** – All material was provided to the Board, an interview is set up for 4 November, after which when we get feedback from the interview, we will ready to vote.
  - **Sales Application Review Unit #104** - All material was provided to the Board, majority of Board members approved.
  - **Sales Application Review Unit #211** - All material was provided to the Board, majority of Board members approved.
  - **Kayak Renewal Letters** – Renewal letters will be send out by Ameritech in the next few weeks. So those who have kayaks already in the rack, keep an eye out for this letter. If for some reason, you do not

need your rack space next year. Let one of the Board members know, because we have a waiting list of those who would like one.

- **Open Discussion**

- **Flyer has been placed in the bulletin board:**
  - Electrical box/cover by each AC compressor on the roof (there is one that does not have a box with wires exposed) need to be addressed. Many should have been wrapped with electrical tape, while others are decaying. Some of these boxes are rusting inside and out, missing a cover exposing part of the interior of the box to the elements (salt air and rain). This could cause a short circuit or possible fire. Please contact your HVAC to inspect your electrical box, and have it replaced if needed.
  - The next Board Meeting will be held via conference call on Tuesday 7 December 2021 at 6PM
  - **The Budget Meeting will be also held on 7 Dec.**
  - **The Annual Board meeting on 19 January at 6 pm.**
- Motion to adjourn the meeting 6:42. Seconded by Lorraine-the meeting ended.