

BOARD of GOVERNORS

Member Board Meeting Minutes

Capri Isle Gardens #2 Condo Association

Wednesday September 8, 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-11:02 Tony calls meeting to order
- Establish Proof of Notice-all notifications for Board meeting
- Determination we have a Quorum-Board Members: Tony Repic, Debbiee Jones, Theresa Bonner, Michael Gray, and Joanne Fidure; Ameri-tech Corey Palmer; Owner(s) Jack Fidure
- Reading or Waive/Approval of the previous Board Minutes from 14 July 2021—Board meeting approved-motion to approve – seconded JoAnne
- **Report of Governors/Committees**
 - **Treasurer's Report on Association Finances** – Tony mentioned it was time to start putting together next year's budget. Items to consider are: painting of the building & replacement of the dock door.
 - Debbiee stated we have collected the full \$100,000 for special assessment. A new category was set up in our financial report and is labeled "legal reserves." This allows us to track payments made from this account. \$9,913 was transferred to this account and is now down to \$6,812. Tony questioned that amount based on the August financials. Debbiee will get with Ruth at Ameri-tech for the latest breakdown. Tony mentioned that the building needs repainting and it is probably time that we start entertaining estimates from contractors. We currently have \$19,000 in reserves for painting. The balcony, walkways, steps (a non- skid type), landings, etc. should be addressed, this way it is all inclusive. This would also include

any concrete and stucco work needed, especially the window sills. B&H painting, along with CPR Concrete Painting and Restoration (used by Capri Isle Garden Apartments #1), might want a couple companies we get a bid from them. Ultimately, 3 bids are desired. Corey mentioned the we might want to develop a painting specification to give to the vendors to use in their pricing. Corey knows such a consultant that has does this for other communities Corey's manages.

- **Old/Unfinished Business**

- **FAST of Florida Estimate (Jet out laundry stack)** – FAST visited on 31 August to perform this work. The line was extremely clogged. The last time this work was performed was in May 2019. It appears jetting the line every other year is the limit before a back-up starts occurring again. The last time the remaining stacks were jetted was in April 2020. Tony suggested to get all the stacks on the same 18 month schedule so as not to take it to it limit, by being them jetted sometime in 2022. Those Board members in attendance all agreed. The next year's budget estimate will have this cost planned in.
- **FAST of Florida Estimate to Install 2 Clean-outs** – The same FAST crew that was out in 31 August, was also going to install the two additional clean-outs by 103/104 and 107. However, they could not find the sewer pipe in the grass strip. Tony reminded us that back in April 2020, the other clean-outs were installed a different FAST crew. They marked on the edge of the sidewalk with silver paint where the approximate location to start digging. In short, the aforementioned crew dug a 4' foot hole (where all the other pipes were just 18-24" below the surface), and couldn't find the sewer pipe. It was suggested they go back the office and re-visit their records on how the work was performed back in April 2020. Tony asked Corey if he could follow up with FAST to get them back out.
- **Elevator Violations Repairs Update** – Tony stated back in late April we got our inspection report that highlighted areas to be addressed. We have addressed all those areas. The elevator has passed re-inspection and the certificate fee has been paid. Waiting for DBPR to issue the certificate.
- **Treasure Island Fire Inspector's Report Update** – We passed our re-inspection 22 July. We had to replace 2 emergency lights.

- **Threshold Tile Repair for #309** – The Board gave Terry Ellias permission to replace the tile threshold outside of the #309 entry door on 26 August. This is due to age of the building, plus the broken tiles are creating a safety issue. Terry had to order the tile, and it will take anywhere from 10-14 days to arrive—we are still waiting on it.
- **Higher Water Usage/Costs** – The higher than expected water bill continues. (Tony stated this was identified at previous Board meetings). Tony also stated the water bill running 30% higher after the new water meter was installed. From our last meeting, Board members performed simple leak check around the condo, and addressing the topic with owners/renters (thanks to Lorraine and Theresa for doing that—Jerry also helped). They also investigated turning off all 6 water valves to see if the meter indicated water was still flowing through the meter. Corey sent an email on 2 August outlining what is on the county web-site, of doing a self-inspection, before they come out and look at the meter. Since that had been completed, Tony suggested to Corey that he notify the county to come check and/or replace that meter. A new meter was installed in November 2020. Higher water usage showed up after that installation. Tony said “if we do have a leak somewhere, we need to find out.” The Board is wondering if this was a coincidence of having the meter replaced, and is it a faulty meter, or was our old meter reading it incorrectly?
- **Land Lease Appraisal/Legal Update** – We have an approximate land value from the appraiser. Tony put together a paper that all the Board members received on 27 August asking for feedback. The idea behind the paper was to send it the owners to give them the best information we have available on the possible land purchase, so that they can ask questions and make an informed decision if purchasing the land is right for them.
- **New Business**
 - **Water Damage Repair to Unit #302** – Work is progressing. The water damage did not come from roof, but rather from the Freon pipe drip pans, which filled up and the water spilled over. Jenkins is doing the asbestos and mold removal, along with insulating the AC pipes so we do not to use drip pans anymore. Terry Ellias is handling the drywall.

BMCI came out to rule out an roofing issue, however they are being asked to reevaluate their previous position.

- **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 seems the issue occurs when heavy rains hit the west side of the building. The renter in Unit 301 has been notified of the issue and has contacted Terry Ellias to set up a time to come look at caulking and concrete around the two window frames. Terry did come out to find deteriorated caulking and cracks in the concrete sill. 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 will be providing an estimate on this small job since that done similar work like this around the condo.
- **Peeling Paint/Crack in Railing Post** – There was a crack in the railing post outside of unit 205 that was noted on 19 August. Since it is a small job, Terry Ellias was notified to repair the crack in the concrete post and painted over the area. The paint does not exactly match, but the whole building needs a paint job.
- **Sales Application Review Unit #303** – We received the sales application and other pertinent material on 1 September for unit 303. Some Board members have reviewed the material and provided feedback to Corey. Theresa and Lorraine interviewed the new owner on 7 September. From Theresa's email last night, it is their opinion that she will be a respectable owner. There are minor errors in the application that needed corrected. Once all required material and corrections have been made, the Board will vote on the application.
- **Renter Application Review Unit #206** – We received an (initial) application for a renter in #206 (this would be a new roommate), on 26 August. We are waiting for additional material such as an initial copy of our rules and regulations, and photo ID. We also need to set up an interview when the renter gets back from Hawaii. Corey has asked the agent when that will be. Once the Board knows that she is back from Hawaii, Theresa will give her a call to set-up an interview. We have 7 days once all the required material is submitted to render a decision.
- **Sprinkler System Malfunction** – The sprinklers on the grass strip on the West end of the building would not turn off, even after its

programmed time. Water had to be turned off by the reclaimed water valve. Aqua Pro was notified on the 7 September, and will out on the 9 September.

- **Hand Rail Concrete Post** – The concrete cap on the post on the West end of the building has come out. Fortunately, it is an easy fix. Some concrete construction adhesive will solve the issue. Sal Caradonna will take care of it for us. Everyone thanked Sal.
- **Nuisance/Violations Issue** – The Board received numerous complaints of a visitor’s barking dog causing a disturbance. Two Board members and an owner had a conversation with the renter and her guest about the situation. The property manager for #206 was also informed of the situation. It appears nothing has been done to address the problem. Therefore, Ameri-tech has generated a violations letter to go the owner, to get his involvement.
- **Open Discussion**
 - Getting reports on folks using the laundry room after the published hours. The laundry room hours are clearly posted. Please adhere to them.
 - Notices for intent to run for the Board will be sent out around the end of November. It is never too late to think about running for Board, to present your fresh ideas to help shape the community. So please think about submitting your name.
 - Request have been made by owners to go back to having the Board meeting in the evening. Based on the level of participation of the afternoon meetings, we get more participation during the evening hours. Therefore,
 - The next Board Meeting will be held via conference call on Wednesday 3 November, 2021 at 6:00 PM
- Tony made a motion to adjourn the meeting 12:20. It was seconded by Mick. Tony thanked everyone!