

BOARD of GOVERNORS

Special Board Meeting

Capri Isle Gardens #2 Condo Association

Wednesday, April 20th, 2022 6:15pm (Immediately following the Special Meeting)

Due to the Coronavirus the meeting was held via conference call.

Conference call number: 1-605-0400, Access Code: 7068951

Board Members in attendance: Debbiee Jones, Antje Wortman, Karin Murphy, Theresa Bonner, Cliff Griffin, Hoyt Koon, and Terri Caradonna

Other attendees were Property Manager Corey Palmer of Ameri-Tech, Karen Griffin, Mary Fleming, Anne Mitroka, Tony & Carol Repic, Manny Morris, Susan Perry, Lorraine Gray, Sal Caradonna, Michele Meyers, and Chuck & Peggy Pikalek.

I. Call to Order

The meeting was called to order by President Debbiee Jones at 6:15pm.

II. Establish Proof of Notice – Theresa confirmed notices were posted.

III. Determination we have a Quorum

IV. Officer Roll Call – President Debbiee Jones confirmed all board members are in attendance.

V. Owners Present – Theresa took role call of all owners in attendance.

VI. Board voted to waive the reading of the previous Board Meeting Minutes from March 15th, 2022.

VII. Report of Governors/Committees

• **Management Report (Ameritech Corey)** –

Elevator – Corey stated that the elevator did not pass inspection due to the phone line for the elevator being out of service. The phone line is working now so after the second inspection, we passed. We should be getting our new Inspection Certificate soon.

• **Treasurers Report on Association Finances** – Karin Murphy reported that we are running even through March, but we are awaiting a couple of invoices that will need to be paid.

VIII. Old/Unfinished Business –

• **Update on 2 Cleanouts & Jetting the Lines** – Debbiee explained that on April 11th, Allen's Plumbing came to mark the location of the sewer lines for the upcoming jetting. White Arrows were sprayed in the parking lot indicating the approximate direction and tie-ins from the cleanouts to the sewer line. The technician will provide a diagram showing the sewer line location and how they run. They came back on the 12th to install the new cleanout for Units 103/104, but did not need to install a new cleanout for 107/108 as originally thought. The cleanout work is completed. Corey will contact them as to when jetting will be done. A sincere "thank you" to Tony and Terri for working directly with them throughout this project.

• **Land Lease/Legal Update** – Debbiee stated she feels this is the most important item on

our agenda today. For anyone new to attending Board meetings, she gave a quick recap on where we stand. On December 22nd, 2021, Mr. Pilka, our attorney, sent the landowner's attorney (Mr. Murphy) a resolution letter. Mr. Pilka tried numerous attempts to get a response, but to no avail. So, on March 18th, 2022, Mr. Pilka filed for a court ordered Mediation. In response, the landowners filed for a Motion to Dismiss based on various grounds, which do not carry much merit according to Mr. Pilka (1) they allege the Association's governing documents are necessary documents that must be attached to the Complaint to be valid. Mr. Pilka states that because the sole purpose of the Complaint is to challenge the validity of the 99-year lease, he does not feel this argument has merit. (2) they contend that we/Mr. Pilka should have included the original lessor, Fair Inc., as a party to this lawsuit and (3) they suggest the allegations are not sufficient to set forth a cause of action. The landowner is suggesting that our Complaint was for both Breach of Contract and for Declaratory Relief. This is not correct. The Complaint is to have the Contract declared invalid or unconscionable and in violation of Florida Statute. So, as a result Mr. Pilka is forced to go to hearing for this matter. Mr. Pilka feels there is a good chance that the Motion to Dismiss will be denied so we do not have to amend the Complaint. However, if an Amendment is required, he will easily be able to clean up the Complaint. In the meantime, he once again reached out to the landowner's attorney to see about trying to resolve this matter to no avail. At this point, Mr. Pilka is going to set a hearing on our Motion to Compel Mediation, along with a hearing on their Motion to Dismiss our Complaint. Mr. Pilka will let us know as soon as these hearings are scheduled.

- **Storage Room** – Debbiee stated a flyer was posted on all owner's doors and was followed up with an email containing the flyer to ensure everyone received it. We are simply asking for owner's cooperation to help clean up the room by removing all items except for bikes and to tag those bikes with name or Unit #. To date, nothing has been done. So, the Board will decide how to move forward. Peggy asked what the Board will do, stating that we would have to change the Rules & Regs. Debbiee stated that the Board does not want to change the Rules & Regs, but we can if we must. Chuck agreed the room was a mess, but stated he has kept his 2 chairs in there for 15 years. Anne stated that for for Mary to keep her golf clubs in her Unit, would cause a trip hazard for Mary. Debbiee stated this is NOT personal, but something must be done even if we change it from Storage Room to Bike and Community Items. Community items being Xmas decorations, parts and utensils for grill, dock umbrellas, etc. Terri stated we should take everything out, clean, and see what we can do. Debbiee agreed.

IX. New Business –

- X. Condo Painting/Water Drainage** – The Board has decided on a vendor (B & H) to address our water drainage issue & painting. Once everything is finalized, all owners will be notified. This project will require an Assessment. We have \$20,000.00 in reserves and the remainder will have to be a Special Assessment.

- XI. Fire & Elevator Lines** – Debbiee stated a flyer was posted on the elevator door of each floor to alert everyone that the call button was out of service. In early April, the 2 Frontier telephone lines went out. The beeping sound you heard was coming from the equipment room on the first floor. The 2 telephone lines are shared for the fire alarm and the elevator. Frontier was contacted and a repair ticket submitted. The lines were down due to a major outage on Isle of Capri. The lines were finally back in service on Friday, April 15th. So, we have done research and decided to update this technology by going to a Radio System via wireless communication to monitor the fire alarm at \$49.95 per month and a Cellular System for the elevator. We will need to purchase the Cellular Equipment at a one-time

charge of \$350.00 and pay the monthly fee of \$35.00 for the cell phone line bill. We currently pay Frontier \$139.23 per month for the 2 phone lines. So, once we pay off the one-time investment for the Cellular Equipment, we will save \$54.28 per month. No brainer on this matter.

- XII. **Hurricane Shutters** – Approved and installed on March 23rd, in Unit 109.
- XIII. **Mulch** – Debbiee said the Board decided to save money by ordering and laying mulch ourselves. A special “thank you” to Sal and Terri for purchasing and picking up a pallet of mulch. A sincere “thank you” to everyone who spent their Saturday morning laying mulch...Terri, Sal, Karin, Rick, Ken, Cliff, Karen, Sue, Theresa, Steve, and Antje. Without you, this would not have been accomplished.
- XIV. **Open Discussion** –
- XV. **Cleanout** – Hoyt wanted to know why there was no cleanout for 107/108. Tony explained to Hoyt’s satisfaction. A diagram that Tony made will be sent out by Debbiee to all Board members.
- XVI. **Painting & Drainage (B & H)** – Tony asked how much the Assessment will be with the \$20,000.00 we have in reserves. Debbiee stated it would be around \$40,000.00 more. This includes about 20 windowsills, doors, non-slip, stucco repairs, and standing water.
- XVII. **Colors** – We will narrow it down to 3 or 4 color choices and ask owners to vote for their choice for a color for the building and accent borders. Tony stated that owners with hurricane shutters or anything else that will hinder the painting that will not be here, should be contacted so we can enter their Units if necessary. Debbiee agreed that we will do that.

The next Board Meeting will be a Proxy meeting for the 3 items we asked owners to vote on and also a normal Board meeting. The meeting is Wednesday, June 22nd, 2022, at 6:00pm.

Motion to adjourn the meeting at 6:48, Motion carried.