

BOARD of GOVERNORS

Special Board Meeting

Capri Isle Gardens #2 Condo Association

Wednesday, April 20th, 2022 6:00pm

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 6:02pm.

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

III. Report of Governors/Committees

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

Proxy Votes – Corey stated he received only 24 votes so none of the three items passed. He also stated that we have within 90 days to gather the remaining votes and Corey sent a list of Units who did not vote. Debbiee stated it would be better if a Board member contacted them. The Board has divided them up and will get the votes to Corey before the next Board meeting.

Motion carried to adjourn the Special meeting at 6:14pm.

IV. Old/Unfinished Business –

- **Update on 2 Cleanouts & Jetting** – 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 didn’t need to install a new cleanout for 107/108 as originally thought. The cleanout work is completed. Corey will contact them as to when the 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 landowners 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 don’t 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 doesn’t 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 Statue. 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 don’t 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’s 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 the hearing is 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. 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’d have to change the Rules & Regs. Debbiee stated that the Board doesn’t want to change the Rules & Regs, but we can if we must. Chuck stated that he has kept his two chairs in there for 15 years. Anne

stated that for Mary to keep her golf clubs in their unit, would cause a trip hazard for Mary. Debbiee stated that this is NOT personal, but something must be done even if we change it from Storage room to Bike and Community items Only room. Community items being Xmas decorations, stuff for the Grill, Dock Umbrellas, etc. Terri stated that we should take everything out, clean, and see what we can do. Debbiee agreed.

- V. New Business**
 - VI. 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 made aware. This project will require an Assessment. We have \$20,000.00 in reserves and remainder will have to be a Special Assessment.
 - VII. Fire & Elevator Lines** – Debbiee stated a flyer was posted on the elevator door of each floor to alert everyone that the elevator call button was out of service. In early April, the 2 Frontier telephone lines for our fire alarm and elevator went out of service. The beeping sound you heard was coming from the fire alarm system in the equipment room on the first floor. The two telephone lines are shared for the fire alarm and 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 have decided to update this technology by going with a Radio System via wireless communication to monitor the fire alarm at \$49.95 per month and a Cellular System for the elevator. We'll need to purchase the Cellular Equipment at a one-time charge of \$350.00 and pay the monthly fee of \$35.00 per month for the cell phone line bill. We currently pay Frontier \$139.23 per month for the two 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.
 - VIII. Hurricane Shutters** – Approved and installed on March 23rd, in Unit 109.
 - IX. Mulch** – Debbiee said the Board decided to save money by ordering and laying mulch ourselves. A special “thank you” to Sal & 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 wouldn't have been accomplished.
 - X. Open Discussion**
 - XI. Cleanout** – Hoyt wanted to know why no cleanout installed at 107/108. Tony explained to Hoyt's satisfaction. A diagram will be sent out by Debbiee that Tony made to all Board members.
 - XII. 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. This includes about 20 windowsills, doors, non-slip, stucco repairs, and standing water.
 - XIII. Colors** – We will narrow it to 3 or 4 color choices and we will ask owners to vote for their choice for the color of building and accent borders. Tony stated that owners with hurricane shutters or anything that will hinder the painting that won't 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 three (3) items we've asked owners to vote on, and it will include a normal board meeting. The meeting is Wednesday, June 22nd, 2022, at 6:00pm.
 - Motion to adjourn the meeting at 6:48pm, motion carried.

