

CAPRI ISLE GARDENS II

Board Meeting Minutes

Wednesday, August 24, 2022. Time: 6:00pm

Due to the Coronavirus, social distancing will be enacted. The meeting was held Via teleconference. Conference call: 1-605-562-0400, Access code: 7068951

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

Other attendees: Property Manager Corey Palmer (Ameri-Tech), Susan Perry, Manny Morris, Kevin Ekiss, Lorraine Gray, Russ Krutzman, and Gail Krutzman.

- I. Call to Order – The meeting was called to order by Vice President Antje who is filling in for Debbiee at 6:03pm.**
- II. Establish Proof of Notice – Theresa confirmed notices were posted.**
- III. Waive Reading Previous Board Minutes.**

IV. Report of Governor's/Committees:

Management Report (Ameritech): Corey stated that he hasn't heard back from Jeremy at Allen's Plumbing about the Asphalt, but we told him concrete was completed a week ago. Corey also talked about the new law due to the Surfside collapse. He stated at minimum, we should budget \$17,500.00 which covers the \$500.00 to \$600.00 per unit for structural inspection which will be required under the New State Building Safety Act. We don't know yet what exactly that covers (checking all windows and doors we assume). We will also need a "structural reserve study" by a structural engineer. Karin stated we just had a reserve study and couldn't we use that, but Corey said it wasn't "structural". However, he will look into it with FPAT who did our last reserve study.

Antje asked Corey why the <http://capriislegardens.com> website still had the Board Meeting date as TBA and also, minutes weren't posted from the last meeting. There is a Banner at the bottom of the Website that states "Engineering Inspection Required", but the link leads to nothing. She asked that more attention be given to making sure the Website is up to date.

Antje asked Corey if it would be prudent to schedule the required Structural Inspection to get on the list so we can plan for it in our 2023 Budget.

Treasurer's Report: Karin stated we are doing fine. We have about \$3,000.00 left for legal and about \$10,000.00 for maintenance and repairs. Antje asked Corey to explain why the July Insurance Statement shows the insurance payment as being in arrears. Corey couldn't explain. Probably a question for Ruth to answer.

Corey explained we pay the down payment and 10 additional payments for the year.

V. **Old/Unfinished Business:**

Update on Plumbing: This has been completed.

Update on Painting (B & H): Corey apparently asked Jay for an on-site meeting on August 4th. We are still waiting for paint color samples and another on-site meeting with Jay to go over the final scope of the contract. Corey will notify them.

Land Lease/Legal Update: The Board has given Mr. Pilka a list of questions and we have scheduled a zoom meeting for August 30th at 1:00pm.

Storage Room: Still looks good. This is completed.

New Kayak Rack: Terri came up with a 6-rack from castle craft that is under \$2,000.00 which we have funds for. Therefore, a new vote will go out to all owners again since we now have a longer waiting list. Corey will send that out.

VI. **New Business:**

Cleaning: *Antje stated that the cleaning company is doing a better job.*

Volunteers needed: *We need to replace some sod and mulch in certain areas. We also need weeding done. We have scheduled this for September 24th at 10:00am. Theresa will post this.*

Unit 305: *Antje and Theresa will do the interview via zoom with both mother and daughter. At the time of this writing, interview was completed and approved.*

Lawn Service: *Lorraine said they are not spraying and trimming properly and Gail said they have cut back her flowers. Corey will tell them to pay closer attention to detail.*

Antje asked Corey about the TKE elevator letter she forwarded to him which addressed a change in the Florida Elevator Safety Code. Corey had no update, but will check into this further to see if it affects Capri Gardens II.

VII. **Open Forum:** No one had anything to add.

- The next Board Meeting will be Wednesday, October 19th at 6:00pm on the 4th floor breezeway.
- Motion to adjourn the meeting at 7:28pm by Antje Wortman, seconded by Theresa Bonner
- Motion carried.