

BOARD of GOVERNORS

Budget Adoption Meeting

Capri Isle Gardens #2 Condo Association

Tuesday, December 6th, 2022

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, Terri Caradonna, Cliff Griffin, Hoyt Koon.

Other attendees were Property Manager Corey Palmer of Ameri-Tech, Tony & Carol Repic, Susan Perry, Sal Caradonna, Michele Meyers, Pat & Pam Jantomaso, and Chris Pearson.

I. Call to Order

The meeting was called to order by President Debbiee Jones at 6:02pm.

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

III. Determination we have a Quorum

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

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

VI. Board voted to waive the reading of the previous Board Minutes from October 20th, 2022.

VII. Questions from Owners – Pat stated he wanted accountability as to our previous assessment. Antje explained what was discussed in previous meetings and posted and on website. We had to cancel B & H due to delays and illness. We now have hired Munyan. This takes care of most of the assessment. Karin explained that the Plumbing was also included and that was an emergency so that is now done and paid for. Now we can proceed with repairs, grading, and ask owners about paint colors (choice of 3, majority wins). Michele asked why the 4 payments weren't spread out. Karin and Corey explained the Plumbing was a priority and we didn't know B & H would be out. Pat also asked for accountability of the land. Corey explained we must be fully funded by 2025 due to the Miami collapse. Cliff pointed out it was for all safety related items..paint, seawall, elevator, etc. The parking lot is about the only "non-safety" item. Cliff stated the landowners are not responsible for maintaining anything according to our lease. Tony questioned the accounting by Ameritech. If zero is shown for insurance monthly, how can we determine how much each one went up. We need yearly figures. Corey will work on it.

The 2023 Budget is Passed. The Budget Meeting was adjourned at 6:33pm.

CAPRI ISLE GARDENS II
Board Meeting Minutes

Tuesday, December 6th 2022. Time: 6:03pm.

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

I. Report of Governor's/Committees:

Management Report (Ameritech): Corey stated that he will send out notices for our annual meeting in December.

Our annual meeting is set for January 18th (Wednesday) at 6:00pm.

He also stated the proxy vote for the kayak(s) rack(s) will go out in January. As for our records for the lawyer, he only has 2014 to 2018. We have boxes at Stevens & Stevens so we are waiting for Julie to give a day we can pick them up. This will save us money in Storage fees since we will store all records in the 4th floor locker. If we can't find all the years, Tony explained we can use the price index equation to figure it out.

Treasurer's Report (Karin Murphy): Karin stated we are on track financially. However, she only has October's balance sheet.

II. Old/Unfinished Business:

Update on Painting: B & H could not do the job so we hired Munyan. They will be starting soon and we will have three color choices to choose from.

Land Lease/Legal Update: Mr Pilka still needs our records of all payments made. Corey has some years, but we need to get our boxes in storage to see what we can find.

Hoyt said there were more locked up on the 4th floor. We cut the lock, but just found an empty box. Mr. Pilka (our lawyer) filed a motion Memorandum of Law where the Court rules if the owner's lawyer continues not to respond.

New Kayak Rack: Corey will send a new ballot that will go out in January. Remember this will be no cost to owners. We have the funds from kayak dues.

III. New Business:

Annual Meeting: Will be held on January 18th (Wednesday) at 6:00pm. We will end the distancing, most likely on 4th floor balcony, but those who prefer to continue by phone will be provided with that information as well.

Thank you: Debbiee and the whole Board want to thank all that participated in all our outside endeavors...pulling weeds, cutting bushes, digging trenches, hanging Xmas decorations and lights (thanks to Sal). It was a lot of hard labor so it is very much appreciated.

Debbiee also wanted to thank Antje for filling in as President and all those who prayed, wished her well, and sent encouragement.

IV. Open Forum: No one had anything else to say.

- The next Board Meeting will be our Annual Meeting January 18th (Wednesday) at 6:00pm.
- Motion to adjourn the meeting at 6:52pm by Debbiee, seconded by Antje.
- Motion carried.