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BOARD of GOVERNORS

Annual Meeting of the

Capri Isle Gardens #2 Condo Association

Wednesday January 19, 2022

Time: 6:00 pm

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

**Board members in attendance:** Tony Repic, Lorraine Gray, Micheal Gray, Debbiee Jones, Theresa Bonner, and Hoyt Koon.

**Owners in attendance:** Sue Perry, Carol Repic, Antje Wortman, Sal and Terri Caradonna, Cliff Griffin, Ken Robertson, Richard Ban, Karin Murphy, Mary (and Bill) Fleming, Anne Metroka, Kathy Bryant, Frank Orlando.

- **Call to Order:** President Repic called the meeting to order at 6:05pm
- **Establish Proof of Notice:** Theresa Bonner verified proof of notice
- **Determination we have a Quorum:** All Board members and Ameritech (Corey Palmer) were present.
- **Reading or Waive/Approval:** Previous Board/Budget Meeting Minutes from Dec. 7, 2021, was approved by Lorraine Gray as written.
- **Report of Governors/Committees**
- **Treasure's Report on Association Finances/Budget Preparation:** There was discussion on how the Association ended 2021, notably where we stood financially, and if we were we in the "Red" or "Black." We had unforeseen expenditures such as the water meter and stucco issues, but also had reserve funds that could cover half. We discussed the possibility of an assessment, but that will be determined in a future meeting. Ameri-Tech is to provide a clear explanation, to avoid any confusion.
- **Old/Unfinished Business**

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- **FAST of Florida and another company to provide estimates to jet out all the stacks** – Drain Team and FAST submitted quotes to jet out the stacks. They were \$9K and \$13K respectively. The Board could not find any past bills for this type of work that comes close to what is currently being quoted. Ameri-Tech was asked to seek another company who can perform this work to see these first two bids are overly priced or the current going rate. Also, Majestic plumbing was also called to present an estimate. This will give us a 4<sup>th</sup> estimate to decide on what course of action to take. If these high prices do reflect the current state of the economy, we may only do half the building at a time.
- **Update on another plumbing company to Install 2 Clean-outs** – The Board requested Ameri-Tech find another qualified plumber to see if they can pick up where FAST left off. In the Drain Team's bid to jet out the lines, they would also run a camera down the line, in the hopes of determining where the existing line is located to provide a quote to install the remaining 2 clean-outs. This is an ongoing activity.
- **Kayak Rack Storage Space** – Ameri-tech ensured the letters have gone out and payments are being made. We have a waiting list of people who want a space, so pay for your space on time according to the documents that were originally signed. If for some reason, you do not need your rack space this year, let one of the Board members know. Again, we have a waiting list of those who would like one.
- **Land Lease/Legal Update** – Mr. Pilka's sent a letter to land owner's attorney on December 22, indicating our willingness to negotiate a selling price. No word has come from our attorney on any responses. The delay is probably due to the letter being sent close to the holidays. The land owner's attorney most likely will not apply any resources to formulate a response until after the new year. Mr. Pilka's office will keep us informed of any movement.
- **Higher Water Usage Update** – Again, when the county installed the new meter back in November 2020, our water/sewer portion of the bill went up significantly compared to previous years. The new water meter was changed out on January 12, 2022. That meter was taken to the maintenance area where a Shop Test was performed. On January 14, the results of the bed or shop test were presented. Unfortunately, the new meter passed their testing, indicating the old meter was not reading accurately. So we will watch the usage this year to ensure this

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line item is budgeted as accurately as possible. Also do not leave hoses running. Either turn off the water or ensure the spray nozzle works. Do not walk anyway from a running hose and come back 10 minutes later to turn it off. It is flushing money away. Also ensure any running toilets or dripping faucet gets fixed. Again, its flushing money down the drain.

- **Condo Painting** - Board received three paint bids to see what kind of price tag we are looking at. Most likely a special assessment will be needed to cover the remaining balance to perform the work. Some Board members believe the walkways need to be done first. This maybe outside of what the painter quoted (e.g, slope the walkway so the water runs toward the parking lot, install a drain on the 3<sup>rd</sup> floor, center section). This topic was tabled to further investigate these concerns, and to ensure the painters estimates include walkways/stairs/landing with a non-slip product.
- **New Business**
  - **Stucco/Walkway under 3rd floor** – On 5 January it was pointed out looking up from the 2nd floor between units 203 & 204, under the 3rd floor, stucco work is needed. It was briefly discussed whether to have Terry Ellias (our handy man), or B&H Painting go around and not only address this area, but also address other area needing the same type of repair. Therefore, Ameri-tech should contact both parties to come out to the condo and walk/identify the various areas with a Board member, and submit a bid to do the repair.
  - **All-Pest Proposal** - Quick history, 2019. The Association had 3 termite/pest control companies doing one individual task, when each could perform each other's task. The idea was to consolidate down to one company to save money. All-Pest was chosen at that time. Something fell through the cracks, while the other 2 companies were given termination notices, All-Pest was not informed they won. Therefore, All-Pest supplied a new bid on January 12. The Board approved their proposal. Therefore, Ameri-tech should communicate this back to All-Pest to see if there is any contract forms they want us to sign. Part of their service is to yearly inspect each unit for termites. Therefore, the Board should coordinate with All-Pest and unit owners, to perform such an inspection.

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- **Flood Insurance Due** – January 6, Ameri-Tech sent out a notice stating the flood insurance is to be renewed in March 2022. Board members received the information. On 12 January, based on the information, Option 1 was selected to ensure the building had adequate coverage.
- **Bag worms on building** – On January 7, it was determine that we had bag worms on part of the building. All-Pest was called and came out on January 11 and sprayed.
- **Roof Goose Neck Vent Installed** - BMCI had to come out on December 15 and installed a new gooseneck vent that the roofing installation crew covered up, above unit 401. This vent was for 401's dryer. The owner did their own investigation as condensation was forming around the dryer and clothes were not drying in a timely fashion. Before and after photos of the roof, indicated the original vent was mistakenly covered over.
- **Architectural Review From for #101** – Board approve on January 11, the interior work proposed.
- **Open Discussion**
  - Special thanks to:
    - Sal Caradonna and Debbiee Jones for applying roof patch (or another layer of protection), around the triangles on the roof where the electrical/refrigerant lines goes into the roof, to ensure water will not enter the roof from outside.
    - Sal Caradonna for cleaning the barnacles off the dock ladder on 13 Dec. 2021. Anyone who has done this before knows it not easy work. So as a reminder, keep the ladder up out of the water as much as possible.
    - Theresa Bonner, Antje Wortman, and Lorraine Gray for doing various items around the condo to spruce it up, such as organizing the laundry room and painting flower pots and planting flowers.
    - Thanks to those individuals who put up Christmas decorations to make the place look festive.
  - The names of those individuals who will make up this year's Board, were asked to stay on the line, for a short meeting afterwards with

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Corey to assign positions; there was also a thank you for volunteering your time and expertise.

- Board members thanked Tony Repic for his energy, insight, and guidance in his duties as acting president for the year. A round of applause was heard by the participants on the phone. A Motion to adjourn the meeting was asked, and seconded by Mick at 6:52.