

BOARD of GOVERNORS

Special Board Meeting - Draft

Capri Isle Gardens #2 Condo Association

Wednesday, June 22, 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, Anne Mitroka, Tony & Carol Repic, Manny Morris, Kevin Ekiss, Lorraine Gray, Richard Ban, Ken Robertson, and Chuck & Peggy Pikalek.

I. Call to Order

The meeting was called to order by Vice President Antje who is filling in for Debbiee at 6:01pm.

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

III. Waive Reading of Minutes from Last Meeting on April 20th, 2022.

IV. Board Presentation of Necessary Maintenance:

The building is 54 years old. There is also a new law in Florida for all condominiums 3 floors or more need to be inspected. You can read the details on our website.

Antje pointed out all the necessary repairs:

- ~~Rusted old rebar poking out in many areas~~ **Cracked concrete is baring rebarb and causing it to rust. Problems are no longer cosmetic – but also a matter of safety.**
- **Slippery walkways**
- **B & H Painting will address these issues before painting.**
- **Corey stated it hasn't been scheduled yet until we decide how to pay the remainder we don't have in reserves.**
- **Hoyt had concerns about the walkways. The drains are above the standing water on 2nd and 3rd floors. Their quote is to replace the pipes, but we save over \$3,000.00 to do that ourselves. The slope of these breezeways ~~should be addressed~~ **was discussed. Grinding to slope will only expose more rebar. The grass is higher on 1st floor is than the walkways and including water draining from above, causing standing water on first floor walkway. sloping these is not the solution when the grass can't absorb all the water.** ~~Digging a trench (which can be done as a community can alleviate this.~~**
- **Antje and Debbiee stated they have had several meetings. ~~Can't do all walkways,~~ We need to focus on middle areas where most water is pooling and although anti-slip won't help drain – it will help with making it less slippery.. Ken stated that anti-slip is just mixed with paint, won't raise any walkways. It was pouring rain one time so they are aware of where water is pooling.**

- Hoyt and Tony stated we need to make sure to drill the weep holes lower **as now the lip of the fencing holding the weep holes is above the walkway – so water pools instead of drains**. Water on the 1st floor could be addressed by peat gravel or a trench, but extending the weep hole piping will also help
- Antje stated we get with B & H one last time to make sure all our issues are addressed. Corey will set that up.
- Board approves B & H to do the work.

V. Plumbing Repairs:

Antje deferred to Hoyt and Tony stating that -and Theresa met with Allen's Plumbing and saw the debris clogging the lines on the West side where the hole is. This must be addressed. Hoyt stated:

- We received 4 quotes from them as we went along. Final was \$16,946.80 due to what they saw on cameras. That is why we must dig those holes to repair both ends of building. We can be fined if it affects the city.
- Tony wondered why they must dig holes. Why cleanouts if holes?
- Antje stated the camera showed water not draining.
- Karin stated we paid \$2,444.00 so far **but the check had not yet been cashed**.
- Debbiee and Antje asked Hoyt to contact Allen's Plumbing to make sure all our issues are addressed ~~which he did~~. **(we can't put something in the minutes that happened after the meeting)**
- Board approves Allen's Plumbing to do the work. Work to begin Tuesday, June 28th.

VI. Special Assessment:

Antje stated the increase for Flood Insurance is over ~~\$7,000.00~~ **\$7432.00** due to many **companies liquidating or leaving Florida**

Of course no one wants an assessment, but these issues are long overdue and must be completed especially with the new Florida **Bill SPB 7043** coming into effect. **Corey was asked to post information regarding the Bill on our AmeriTech website.**

The Painting, Plumbing, and Insurance Increase is \$173,421.00. With our reserves, we need an additional \$74,443.00. We still will have a shortage. Corey also said this should be paid by year's end. He also addressed the New Florida **Bill where all buildings 3 stories or more must have a milestone inspection** by an **Architect or Engineer** by the end of 2023 (1st phase) and might result in other repairs (2nd phase).

Also, this Law states we must now be "fully funded".

Board approves Special Assessment. Financial hardships will be given a bit of leeway.

Corey will be sending out coupon books to all owners with 4 payments – August, September, October, and November, 2022.

VII. Proxies from Prior Meeting:

Antje **said none of the requests from past proxies passed, even with Board Members taking time to contact people who had not voted. Some feedback from residents suggested that the Kayak Rack (s) might not have passed due to**

Owner's thinking they would have to pay for it. However, we have the funds in our dues to pay for at least one New Rack most likely on the West side. A New Vote for this item will be distributed by Corey.

VIII. No New Business

IX. Meeting adjourned: Special Meeting adjourned at 7:15pm.

CAPRI ISLE GARDENS II
Board Meeting Agenda

Wednesday, June 22, 2022. Time: 6:00pm

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

I. Report of Governor's/Committees:

Management Report (Ameritech): Corey stated that All-Pest was out checking units and no termites found inside. However, people have been seeing the winged variety just outside their units or on screens. Corey said they are terrible this year and he has 6 or more buildings tented right now. We don't want that. So just be careful opening and closing doors, especially at night because they are attracted to light.

Treasurer's Report on Association Finances: Karin stated we should be okay with the Special Assessment.

II. Old/Unfinished Business:

Land Lease/Legal Update: Antje asked Corey about their appraisal which is overdue, but Corey hasn't heard back from Mr. Pilka so he will contact Mr. Pilka for an update. **Antje wondered why we are the ones who have to keep pushing for answers and followup.**

Storage Room: Antje, Rick & Karin, and Theresa went through and cleared out the Room taking pictures of all untagged items. Any items not tagged will be donated by deadline of June 30th.

III. New Business:

New Vote for Kayak Rack explaining it won't cost owners any money.

Unit 202 was interviewed and approved. However, it is back on the market.

Unit 110 was interviewed and approved.

IV. Open Forum: Tony was wondering what the cost would be for a new kayak rack so we will get a quote before the new vote goes out.

➤ The next Board Meeting will be Wednesday, August 24th at 6:00pm.

➤ Motion to adjourn the meeting at 7:37pm. Motion carried.