

BOARD of GOVERNORS

Member Board Meeting

Capri Isle Gardens #2 Condo Association

Tuesday, March 15, 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, Cliff Griffin, Hoyt Koon. Terri Caradonna was not in attendance.

Other attendees were Property Manager Corey Palmer of Ameri-Tech, Karen Griffin, Gail & Russ Krutzman, Tony & Carol Repic, Manny Morris, Kevin Ekiss, Susan Perry, Hanna Tanberg.

I. Call to Order

The meeting was called to order by President Debbiee Jones at 6:01pm

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

III. Determination we have a Quorum

IV. Officer Roll Call – President Jones confirmed all board members are in attendance except for Terri Caradonna.

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

VI. Board voted to waive the reading of the previous Board Minutes from January 19, 2021.

VII. Owners Comments & Questions – President Jones explained we are following a different format and asked that all owners please hold their questions or comments to the end of the meeting.

VIII. Report of Governors/Committees

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

Allen's Plumber – Jetting the lines & installation of 2 new 4" Cleanouts – Corey stated the quotes were signed and sent back to Allen's Plumbing, but he hasn't received a date for the work to begin. There was discussion if we should install the 2 new cleanouts only, but Corey confirmed it is better to do both at the same time.

Termite Inspection – All Pest, Corey stated he work will be scheduled in April. A notice will be posted so owners can schedule to have inside their units inspected if they desire.

Painting – This is still pending as we're still awaiting information from 2 of the 3 vendors.

- **Treasurers Report on Association Finances** – Karin Murphy reported that we are on budget through February. She stated we don't have the money to pay for the plumbing project, but Tony Repic stated we have money in the (6100 Repair/Maintenance – Bldg.) account \$3,333.34 that we can use, and borrow money from the Reserve 2020 Special Assessment

account, and once we've collected additional funds in the 6100 account, we can repay the Reserve account.

IX. Old/Unfinished Business

Jetting & 2 new 4" cleanouts - Allen's Plumbing was chosen as the vendor to install 2 new 4" clean-outs at \$2,444, and to jet all lines at \$6,864. The total for the job is \$9,308. These quotes were much better than what we received from FAST of Florida & the Drain team. Corey has notified them, and we hope to schedule this work in April or whenever their schedule allows.

- Debbiee explained how Allen's Plumbing intends to do their work: *They don't jet from the roof, as they go from the bottom up (meaning they utilize the cleanouts in place). They'll pull all debris back towards each cleanout. They'll do this several times on each cleanout to properly clean the lines. They'll use the camera to ensure each line is clean. They'll jet wash the sanitary main from the manhole in front of the property and pull all debris towards the manhole. They'll do this several times to properly clear the sanitary main and notify us of any findings.*
- **Land Lease/Legal Update** – A zoom call was held on March 14th with Attorney Pilka and the board. Mr. Pilka informed us since he sent his offer letter dated Dec. 22, 2021, he's spoken to their attorney once, but since then he's stopped responding to Mr. Pilka's requests for an update. So, Mr. Pilka wants us to go to mediation. He said since we are paying each month, they really have no incentive to respond. We'll have mediation in about 90 days. Mediation will include some or all board members, Mr. Pilka, the landowners & a mediator. Mr. Pilka's role is to explain why we want to purchase the land, etc....Mr. Pilka stated he knew good mediators and hoped to use one of them. In most cases, the meeting is held virtual. He's uncertain if it can be resolved in one session. If not, we'll have to go back. The mediation can't hurt the board in anyway. The mediator fee is \$325 per hour, which is split between us and the landowners and Mr. Pilka's fee is \$250 per hour. He's going to file immediately, and they have 20 days to respond.

X. New Business

- XI. New Kayak Rack** – We have a lengthy waitlist with little movement of anyone removing a kayak or paddleboard and we have a few owners who have purchased or want to purchase a new kayak but have nowhere to store it. So, there is discussion about installing a new kayak rack on the east or west end of the building. But, since this will require construction to attach the rack to the building and it will be on common ground, it requires 75% owner approval.
- XII. Unit 101 Pavers** – Lenny, the owner of unit 101 submitted a request to remove and replace the pavers in the back (waterside). He submitted a request to extend the pavers from 4-1/2ft to 6ft width, and to wrap around 10ft on the side. Since the side is considered common ground, it was decided this should be approved by 75% of the board. All previous owner paver approvals have been approved at 4ft from the building out.
- XIII. Unit 102** – Manny & Kevin, Convert Rear Master Bedroom Window into New 4-Panel hurricane/impact resistance Patio Door. This was submitted for approval about a year ago and missed by a few votes. Approval for this, the new Kayak Rack and 101 pavers will be sent to all owners to vote for approval. It will be a yes or no vote on each of the 3 items. Corey/Ameritech will send this out.

- XIV. Condo Painting/Water Drainage** – We received 3 painting quotes, but prior to painting we need to address the drainage issues on floors 2 & 3, and a small area on the 1st floor. Owners are complaining of water not draining and causing a slipping hazard. The 3 vendors were contacted to see if they're able to handle the water drainage issue, and all 3 submitted quotes. The vendors are B&H Painting LLC, CPR Concrete Painting & Restoration and Lowes Commercial. Antje put a spreadsheet together to summarize each vendors quotes. B & H Painting met Antje, Corey, and me onsite to ensure they understood exactly what we need done, so their proposal is thorough and hits all areas we discussed. Lowes & CPR did not come out but used Corey's notes to submit their bids. We've asked that Lowes please make contact to come out to look over the property, which they haven't done so far, and if they don't then we'll have to base our decision on what information we have. Once a decision is made it will require an Assessment.
- XV. Storage Room** - We have a big problem with the storage room. If you haven't looked in the storage room, I ask that you do because it's a complete mess. I needed to get to the sprinkle control panel, which is on the back wall (waterside). I had to move 4 bikes, several chairs, and I still had to shimmy myself between items to get to the panel. We, the board, are begging for owners help to clean up the room. We're asking that you put items in your unit instead of the storage room. There's no reason so many chairs are stacked along the back wall. And it's not fair to owners who ride their bikes each day to have to fight to get their bikes out. If the room isn't cleaned up within a week or two, then we'll have to look at an alternate solution.
- XVI. Unit 211** – Cliff & Karen submitted for approval to remodel the inside of the unit (cabinets, counters, removing drop ceilings). The work was approved on 23 February and the work has begun.
- XVII. Renters in 202 moving to unit 206.** 202 is being sold and a sale is pending.
- XVIII. All-Pest Proposal** – The agreement was signed. They will be our Pest Control and take care of the Sub-Terranean Termites. They want to schedule a day in April to come out to treat any unit inside that wants it. We're awaiting confirmation of the date and a flyer will be prepared.
- XIX. Flood Insurance** – New Flood insurance agreement was executed.
- XX. Cannon Lawn Service** – They've gone back to edging the grassy area closest to the parking lot, so please move vehicles back if you don't want grass on your car.
- XXI. QFC Cleaning** – On April 1, they will start charging a 2.5% fuel surcharge with a minimum of \$5 on all invoices. They're currently charging a \$5 fuel charge, but that will change on April 1. Surcharge cost will be \$12.18 (increase of \$7.18). We currently pay \$487 per month.
- XXII. Mulch** – The property needs mulching. Most flower beds are bare, and mulch is needed. Terri did some research and found it's cheaper if we do it ourselves, so we are! This Saturday we'll be hosting a mulching party and the invite is open to everyone. If you want to volunteer to help spread the mulch, please join us.
- XXIII. Lastly,** A Special Thank you to all owners who are pitching in and doing things on their own around the property. Every time we do something and not involve a vendor is money the community saves. A huge Thank you to Sal for fixing the major leak in the reclaimed water pipe in the back flower bed.
- XXIV. Open Discussion**
- Plants and Flowers – Gail expressed that she's the flower person and she was upset that someone pulled out her yellow flowers and she asked that in the future if someone isn't

happy with the plants, she planted to please let her know so she can transplant them. She also asked for recommendations on new plants.

- Manny asked how soon the proxy will go out for a vote. Corey asked that the board send him a diagram of where we intend to put the kayak rack to include with the proxy. He said the proxy must go out 14 days prior to the board meeting.
- 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, April 20, 2022, at 6:00pm.
- Motion to adjourn the meeting at 6:46pm, motion carried