

CAPRI ISLE GARDENS II

Board Meeting Minutes

Wednesday, October 20, 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), Lorraine Gray, Gail Krutzman, Tony & Carol Repic, Karen Griffin, and Sal Caradonna.

- I. Call to Order – The meeting was called to order by Vice President Antje who is filling in for Debbiee at 6:00pm.**
- 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 our elevator needs additional service to bring it up to Safety Code in 2023 (TKE). This could be costly and we will need to budget for it. We did save around \$60.00 due to changing the alarm and phone lines.

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

Treasurer's Report (Karin Murphy): Karin reported that the plumbing is completed which was a little more than \$25,000.00. She also reported that a line item (water/electric) needs to be corrected due to a mix up by Ameritech. She stated we are on track financially.

V. Old/Unfinished Business:

Update on Painting: B & H could not do this job due to illness and other excuses so we have to start over. We contacted Tom White and Munyan who were both recommended. We have met with both and went around the property pointing out repairs and other changes we need. We are waiting for an evaluation for necessary repairs prior to painting from the Structural Engineer which will be part of Phase 1. Facia damage (from Hurricane) on the water side will be repaired at the same time as the painting.

Land Lease/Legal Update: Mr Pilka needs our records of all payments made. Corey has records for the past 7 years only. Stevens & Stevens (Kristin) who we use for storing our records should have boxes that the board will have to go through.

Hoyt said there were more locked up on the 4th floor. We do not have the combination, but we are looking for it.

We asked Corey why we paid the land lease in 2017 & 2018, but he could not give us an answer.

Lorraine stated that we don't seem to be getting anywhere with this lawsuit. Carol answered that it's the owner's lawyer holding us up by not responding. Although it took Mr. Pilka from receiving a letter from the landowner's attorney, Mr. Murphy on

September 20th until October 11th to forward that letter to us.

New Kayak Rack: Terri came up with a 6-rack from castle craft that is under \$2,000.00 which we have funds for. It won't cost owners. Therefore, a new ballot will go out with the annual meeting notice since we now have a longer waiting list. Corey will send it out to all owners for another vote emphasizing that there will be no extra costs to owners.

VI. New Business:

Annual Meeting: Will be held on January 18th (Wednesday) at 6:00pm.

Annual Board Budget Workshop: Will be held at Ameritech's St. Pete office on October 26th (Wednesday) at 5:00pm – Board Members Only.

Annual Budget Meeting and Board Meeting: Will be held on Tuesday, December 6th at 6:00pm.

Landscaping Report: Terri is now the point person for addressing our landscaping. If you have a special request, talk to Terri. From now on, she is the only person to talk to the landscape employees. Dillion is very happy about this. No owner should talk with them directly.

Laundry Room: Theresa stated that Poppy's mop was taken and never returned. She also stated that a full roll of paper towels on the shelf was taken. Poppy and Theresa don't care if owners use them for emergencies, but please return or replace since they supply these items at no cost to owners.

Elevator: Theresa stated that the elevator is common ground so she asked if anyone had any objections to sprucing it up. Once again, it won't cost owners. Theresa will supply all materials and Sal (mostly), Steve, Terri, and Theresa will install. Hoyt stated it must be fireproof, which it is. Debbiee suggested we purchase a moving mat which could hang on back wall for protection from large carts, etc. We ask that all furniture or oversized items be brought up by stairs since our elevator is small and not made for large loads.

VII. Open Forum: We need to acknowledge and thank all that helped clean up after Ian.

A big thank you to Sal and Terri for getting all the rocks and shells needed to repair the holes on top of the seawall...heavy job.

Special thanks to Debbiee for contacting Weber. We were still under warranty so they mailed us all the parts needed to fix and put the grill back together. A very special thank you to Sal and Steve for getting it back in working order.

Thank you to Debbiee and Frank for all the plants and Halloween decorations on first floor and cute pumpkin on the second floor.

Thank you to Sal for installing the new floor in the elevator and Sal and Steve for putting up the new walls. Theresa also supplies the rugs.

- The next Board Meeting will be December 6th (Tuesday) at 6:00pm via conference call.
- Motion to adjourn the meeting at 7:03 by Antje Wortman, seconded by Theresa Bonner.
- Motion carried.

