

BOARD of GOVERNORS

Capri Isle Gardens #2 Condo Association

Wednesday, January 18, 2023, 6:00pm

In person on 4th floor breezeway and via teleconference.

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 Repic, Sal Caradonna, Mary Fleming, (Anne & Jim), Peggy Pikalek, Lorraine Gray, 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 December 6th, 2022.**

VII. Report of Governors/Committees

- **Management Report (Ameritech Corey) – Elevator Code Change** – Corey stated that the elevator still needs to be serviced. We paid the 50% down in November. Karin explained that work would be started in March. Corey also stated the new elevator wireless system is working and he canceled the land line. Corey also stated that Insurance appraisals are required every 3 years. The next appraisal is due in 2024. We will be notified.
- **Treasurers Report on Association Finances** – Karin Murphy reported that we are on budget and looking good for our net and reserves. We only have \$85.00 left from the legal portion of the special assessment in 2020. Any surplus funds from the 2022 budget may need to be transferred over to legal to cover future expenses.

VIII. Old/Unfinished Business

- **Update on Painting (3 color choices/flyer)** – Debbiee explained we are hand delivering the flyers to Owners here to vote on one color per unit. Corey will email owners not here. The little voting box is located in the laundry room. **The deadline is January 25th so we can get this project started. If easier, the colors are up on both sides of the building.**

Chris, Cliff, and Lorraine expressed concern that the whole building will be that one

color. We dispelled this rumor stating that the building will be that color choice, but all trim will be white and breezeways would be a darker color.

- **Land Lease/Legal Update** – Debbiee read the last correspondence from Mr. Pilka explaining his next steps. Frustrated owners expressed their concern about how long this process is taking. Jim asked if there were any new tax laws causing the defendants to delay this. Tony explained that we are up to date and there are no new tax laws. Chris mentioned that it wouldn't be difficult to change lawyers. Peggy asked about holding payments to defendants in escrow, but Antje explained we already discussed that in previous meetings and our lawyer advised us not to pursue that route.
- **New Kayak Rack** – Once again we did not enough votes. We will hand out the proxies to those who did not vote at the same time as the paint flyers. Mary expressed concerns stating that when the kayak rack was put in the back...there was no 75% approval, no rules, existing kayaks are never or hardly used, safety hazard in high winds. All statements are accurate. Tony explained that he wrote rules back in 2019. These can be found on the association's website:
<https://capriislegardens.com/documents/kayak-rules.pdf>
Ann stated she can't find the association's website. A link is provided above, and can also be found on the bulletin board. Theresa suggested the kayak storage fees be raised. There was limited discussion on this with no decision made.

IX. **New Business**

- **Landscape/Shells** – A big thank you to Sal for getting the many bags of shells we needed. Also, thanks to all who helped dig trenches and lay the shells (Tony, Carol, Sal, Terri). Debbiee (and all) wanted to thank Tony and Sal for extending the weep holes.
- **Files and Records** – Antje and Theresa went to Ameritech to look through all the boxes we store at Stevens & Stevens. They brought 3 boxes of all the financial records they could find for the lawyer. We still must go through them to gather all the payments for the land lease.
- **Spectrum Contract (Renewal)** – Debbiee stated our current contract is up for renewal in September. She will contact them to see if we can get more channels, faster internet, or a lower price.
- **309 AC Noise Complaint (Pat & Pam)** – Debbiee stated that the final decision is this is on them to get someone to analyze the problem.
- **305 Noise Complaint Letter** – This has been sent.
- **103 New Back Door** – The architectural review form that was submitted was approved. Antje suggested that the board consider getting a new patio door leading to the dock. This has been discussed by past boards. Tony asked the company who is putting in his door (Aluminum Specialty Contractors) if they could give an estimate of what it would cost to replace that patio door. Costs would be approximately \$2,200.00. Chris stated he knew a door company and could discuss it with them to get another estimate.

X. **Open Discussion**

No one had anything to add, but to thank Antje and Karin for all their hard work serving on the Board.

Meeting was adjourned at 6:44pm to be followed by Board Meeting to select officers.

- The next scheduled Board Meeting is TBD and setup by the incoming board.
- Motion to adjourn the meeting at 6:55pm, motion carried.