

## **BOARD of GOVERNORS**

### **MemberBoard Meeting - Draft**

#### **Capri Isle Gardens #2 Condo Association**

**Wednesday, July 12th, 2023, Time: 6:00pm**

Meeting was held via teleconference due to the restoration work around the condo. Conference call number 1-605-562-0400, Access code: 7068951.

- I. **Call to Order** – The meeting was called to order by President Tony Repic at 6:05pm.
- II. **Establish Proof of Notice** – Theresa confirmed all notices were posted.
- III. **Board/Governor’s Roll Call** – Tony Repic, Theresa Bonner, Terri Caradonna, Cliff Griffin, Hoyt Koon, Chris Pearson.
- IV. **Owner(s) Roll Call** – Antje Wortman, Sal Caradonna, Carol Repic, Chuck Pikalek, Property Manager Corey Palmer of America-Tech.
- V. **Determination we have a Quorum**
- VI. **Reading or Waive/Approval of the Annual Meeting Minutes from May 10th, 2023** – Motion was made by Tony to approve the previous meeting minutes as written. Motion was carried.
- VII. **Report of Governors/Committees**
  - . **Management Report (Ameri-Tech)** – Corey stated he would address the items on the agenda as they come up.
  - . **Treasurers Report on Association Finances** – Terri stated that we are on budget and doing well. Terri thanked all those who paid their assessment early.
- VIII. **Old/Unfinished Business**
  - . **Land Lease Legal Update** – Tony said our case is still in the hands of the court to review and make a ruling. No decision has been made to date. An email was sent to our attorney asking why the court is taking so long in examining our case. At the time that email was sent (June 29<sup>th</sup>), Mr. Pilka was on leave until July 10<sup>th</sup>. Waiting for a response.
  - . **New Kayak Rack** – Tony stated some owners were questioning when the new kayak rack will be installed. We currently have 5 owners on the waiting list. The new kayak rack will have a total of 5 slots. Work is ongoing to determine the best course of action (e.g., buy a commercial product, or a DIY product). In the meantime, no one (except those owners who currently have a kayak slot), are to put a paddle board or kayak in any

empty slot while restoration work and painting is going on and when completed. It seems an owner thinks that just because the rack is empty, they can put their toys in it. It was requested to be removed.

- **Files and Records** – Tony said from our last meeting, Ameritech stated our 9 boxes were still at their facility on 1<sup>st</sup> Ave South. Corey said they are still there. Hoyt asked who signed them out after him. Antje stated that Theresa and her did, but reorganized them at Ameritech. Sign out sheet was done correctly.
- **Elevator Certificate/Permit** – Ameritech stated in an email on June 20<sup>th</sup>, that a new permit was placed in the elevator cab. This means we passed inspection. The permit gets renewed each year.
- **Elevator Repair** – A service call to TKE was placed on June 27<sup>th</sup> for the elevator not working properly. TKE came on June 28<sup>th</sup>. Apparently, the Door Locking Mechanism (DLM) was installed improperly, therefore it failed and needed service. Service was performed to ensure proper operation. Point is, the Association should not have to pay for this follow-up service call/repair. Tony told Corey to watch out for a bill.
- **Emergency Light Repair** – Tony stated the emergency light above the storage/bike room has not been working since March. Piper Fire was notified again on June 20<sup>th</sup> and we are on their schedule to get it checked. Corey stated it was repaired.
- **Fire Alarm System** – The fire alarm system in the electrical room was beeping. It showed a fault on the display. Ameritech contacted Safety Systems on June 30<sup>th</sup>. They indicated we were due for an inspection and would address the problem at that time. Corey said it would take awhile since notices would have to go out to all owners.
- **Seawall Inspection** – Tony's follow-up from last Board meeting. Ameritech made contact with Reuben/Clarson on June 13<sup>th</sup>, stating the Board accepts their proposal to perform a seawall inspection at a cost of \$900.00. Their proposal stated they can complete the inspection and reporting in 3-4 weeks. Corey stated we are still waiting for this report.
- **Condo Restoration/Painting** – Condo restoration work started back on April 17<sup>th</sup> with power washing common areas, walkways, and walkway ceilings to expose the rebar or problem areas for proper repair. Work has been progressing at a steady pace. Tony stated:
  - Window sills are completed with 51 sills total replaced (50 replaced, 1 repaired).
  - Slab edge repairs nearly completed.
  - Expansion joints being installed this week.
  - Slab surface repairs this week.
  - Slope will start by weeks end and finish next week for completion.
  - Handrail on staircase east end also in progress. Should be completed in the next week or so.

## IX. New Business

- **Condo Replacement Name/Address Sign** – With the condo near the end of restoration and painting to begin, various replacement identification signs has been floated around

by Board members. This is still a work in progress to come to a final decision. Terri sent an email out to the Board on one possible idea, asking for comments. Tony has contacted two companies – Extreme Signage (on July 2<sup>nd</sup> and 6<sup>th</sup>), and Signs Now (on July 6<sup>th</sup>), requesting information on dimensional letters/numbers. Each company was to get back to Tony with information. Both have not gotten back with him. Chris mentioned he knew some sign companies so Tony will email him all the info he has.

- **Insurance Renewal Inspection Findings** – With our Insurance being renewed, an insurance inspector was sent to look over the building. There were 2 areas that were priority that must be answered/show compliance within 60 days. They are:
  - PR#1 (Priority) – The underwriter will need something from a licensed contractor (letter or inspection) stating there isn't any structural issues. We will also need documentation showing all of this damage is being repaired.
  - PR#2 (Priority) – The underwriter will need an inspection from a licensed contractor confirming our breakers are operating properly and don't need repairs.
  - BA (Best Advice) – BBQ equipment (grills) were observed to be within 10' of the building. This is a violation of local ordinance. It is not. When grilling, the grill must be 10' away from the building. This is per the National Fire Protection Association and TI Fire Department. To appease the inspection, photos were taken of those grills at least 10' from building and sent to Corey to forward. Corey said we should be o.k.
- **Bike/Storage Room Clutter** – The room is getting cluttered again. Tony knows items were stored there temporarily during restoration/painting, but the cycle of cleaning out the room and it slowly getting filled back up is happening. So please only put items into that room that belong in that room. Chris mentioned it is a safety issue and should be purged twice a year. Chuck said he uses his chair everyday and refuses to budge. Chris said we might have more room if we took down some bike racks. The Board is still investigating other's suggestions.
- **Walkway/Common Area Egress Fire Requirement** – Per the Fire Code, there needs to be 36" (3 feet) of unobstructed clearance on all walkways and common areas. This is a hard requirement the fire inspector will nail us on. So, do not litter the walkways/common areas with furniture, plants, etc. Our rules and regs also call out keeping the areas clear so as to prevent free movement. No one, be it an owner, technician, emergency responder, etc., should have to move anything to get from point A to point B.
- **Dealing with Trespassers** – Apparently we are still having folks trespassing on our property to use the dock as their personal drop off/pick up point, or launching their kayaks. If these trespassers get hurt on our property, we could be liable. If they damage the dock in any way, who's going to pay for any damage or repairs? We have "no trespassing" signs posted around the building as a first line of defense to deter these people. Some people just don't care. Therefore, it's up to ALL owners to question anyone who doesn't belong here. We are a small community, so you'd think most owners (if not all), know who the other owners are. If you see trespassers on the dock, question them. Who are they here to see, who gave them permission? If you get an unsatisfactory answer, ask them to leave or call the police. Take a photo of them trespassing on the dock. If you see them unloading their kayak from a car or truck, take a photo of that also for the police. DO NOT give trespassers permission to use

our dock. You have just set a precedence for them and their friends to come use our dock. You also take away any rights we have to prosecute them since you gave them permission, they are no longer trespassing. If these people are your new best friends, than you (the owner) will be responsible for any damages inflicted by your new friends. We don't want the public using our dock or setting up shop on the seawall to watch the boat parades. The Board has talked about additional signs by the dock, cameras, card slot dock door, etc. to deter these people. Something needs to be done before something bad happens. Chris said he would talk to his door guy for a quote.

**X. Open Discussion**

- . **Internal Unit Bug Spraying** – Tony wanted to give a friendly reminder that unit owners are responsible for spraying the interior of their units for bugs. This is recommended to be done especially if living on the first floor. Companies recommend quarterly treatments. If you're a DIY, then keep in mind you are responsible for the outcome if your DIY treatment fails.
- The next Board Meeting will be held in person and via conference call on Tuesday, September 5<sup>th</sup>, 2023 at 6:00pm.
- Motion to adjourn the meeting at 6:49, motion carried.