

BOARD of GOVERNORS

MemberBoard Meeting

Capri Isle Gardens #2 Condo Association

Wednesday, March 8, 2023, 5:30pm

Meeting took place on the 4th floor breezeway. For those who want to social distance or are not on site, the meeting was also held via teleconference. 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 5:36pm.
- II. **Establish Proof of Notice** – Theresa confirmed all notices were posted.
- III. **Board/Governor’s Roll Call** – Tony Repic, Debbiee Jones, Theresa Bonner, Terri Caradonna (phone), Cliff Griffin (phone), Hoyt Koon (phone), Chris Pearson (phone).
- IV. **Owner(s) Roll Call** – Art Jasinauskas, Antje Wortman, Sal Caradonna (phone), Karen Griffin (phone), Property Manager Corey Palmer of America-Tech (phone).
- V. **Determination we have a Quorum**
- VI. **Reading or Waive/Approval of the Annual Meeting Minutes from January 18th, 2023** – Motion was made 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. The association had enough funds in the laundry reserves to purchase a new dryer. Thanks to Terri for tackling that project.
- VIII. **Old/Unfinished Business**
 - . **Board Member Certification Form** – Tony stated by law the new Board has 90 days to submit Certification forms back to Ameri-Tech. Corey stated he has everyone’s except Debbiee and Hoyt’s. Upon further checking, Corey was able to locate their forms. Therefore, this item is accomplished.
 - . **Articles of Incorporation Updated with New Board Members** – Corey stated this was updated at the end of January.

- **Flood Insurance Renewal** – Back on February 1st, Ameri-Tech sent an email out indicating the flood insurance is due to renew. On February 6th, the Board chose Option B, which gave us more coverage for the building and costing only \$2 more. There is a new Flood Policy Declaration page on our website. Tony stated he has 3 copies if anyone needs one.
- **Land Lease/Legal Update** – Tony sent an email to Mr. Pilka on February 18th requesting an update, along with providing him with additional budget information from past years that he initially requested back in October, 2022. He responded on February 20th indicating the court has not made any ruling. Another email was sent to Mr. Pilka on March 6th requesting another update. His response on March 7th was that he has not received any communication or ruling from the court despite requesting either a hearing or ruling. He is having his legal assistant contact the judge’s judicial assistant to try and get hearing data as soon as possible. So, we continue to wait.
- **New Kayak Rack**- The new kayak rack has passed owner’s approval. The 75% owner approval requirement was met. The next phase is to take a more detailed look into what options are available (e.g., buy a commercial product or a DIY product). The new Rack will go up on the EAST end of the building.
- **Files and Records** – We have 10 boxes in storage at Stevens and Stevens storage facility. 9 boxes were removed from storage to research items requested by our attorney Mr. Pilka. In doing so, the contents of those boxes were cataloged by Tony at a top level (e.g., posted receipts, paid invoices, financial reports, annual and budget meetings marked by year, etc.) to make it easier to identify the proper box if information is requested in the future. There was one box not initially removed from storage. Ameri-Tech upon returning the 9 boxes to Stevens and Stevens was to also check for our 10th box (#120484332) so its contents can also be cataloged. Corey stated he looked for box at Ameri-Tech with no results. The Board requested Ameri-Tech to continue the search, by contacting Stevens and Stevens to ensure they do not have the box in storage. If they do not have the box at their facility, they should be able to tell us based on our records, who signed the box out.
- **Website Meeting Minutes Uploaded** – Meeting Minutes from 2016-2020 were inadvertently removed from our website. Those meeting minutes have been uploaded again. Tony thanked Corey for making that happen.
- **Building Structural Engineer** – The Board has chosen Recon Response Engineering LLC, out of St. Petersburg on February 6th, 2023 to perform the condo’s Phase I Milestone Inspection as required by law. Recon will work in conjunction with Munyan Painting and Restoration to ensure any repair work passes inspection. Corey stated they will start with “sounding” on Monday, March 13th where they take a golf club or other device to check for hollow areas. They are checking for concrete spalling, where the concrete begins to degrade or breakaway.

- **Condo Painting** – Condo Paint selection has been completed with Windy Blue as the main color, with white as the accent color. Munyan was notified of this on January 27th, 2023. There has been numerous emails sent to Munyan requesting an estimated time on when our project will start. The last response from Munyan (Brian Kimbal) was on February 24th, where he stated he was working with Recon and Munyan Restoration to coordinate time/date to inspect the condo and mark areas for repair. The Board gave Munyan until March 6th to come back with a start date. Corey stated they would start on Monday, March 13th. Once work starts, Munyan will get their required deposit.
- **Spectrum Contract Renewal** – The current contract runs from 10/1/2018 to 9/20/2023. Debbiee is currently working this topic with a Spectrum representative. The renewal offer has select TV + entertainment (~180 channels) and sports (~90 channels) view. Internet speed will increase from 100 mbps to 500 mbps. Contract term is 5 years. Debbiee also negotiated a “door fee” for us where Spectrum would pay \$3,500. Debbiee will continue to work on this, along with Spectrum Corporate to approve what has been negotiated. The Board has 30 days to come to a decision.

IX. New Business

- **Palm Tree Trimming** – On February 6th, the Board requested Ameri-Tech to contact Alexander’s Property Maintenance to schedule our bi-annual tree trimming. Quote came back at \$1,440. Board gave the go ahead to get us on their schedule. Corey stated he does not have a start date yet.
- **Tru-Green Commercial** – Our lawn seems to be getting over run by clover and assorted weeds. Tru-Green Commercial was contacted on February 20th about this issue. A technician was on site that day to apply a weed control product. Tony was told to give it 10-14 days, and we should start seeing the clover and weeds die off. If not, call again, and they will schedule a second application at no cost. 14 days were up on March 6th. Tony looked over the lawn then and called back on March 7th for them to come back and apply a second application. The technician should be here sometime between March 9th or 10th.
- **Elevator Repair** – Back in November 2022, a \$500. deposit was issued, with work estimated to start in March 2023. Total cost is \$6,718.79. This is required work per Florida code, to ensure that all elevators are equipped with a DLM or hoist-way-door lock monitoring system, ensuring the elevator remains locked until the cab doors are securely shut. Corey stated he contacted the contractor on March 3rd to get us on their calendar. Corey also was told the parts needed/required are in stock.
- **Elevator Cab Light Repair** – On February 24th 2023, Tony requested Ameri-Tech get a quote for an electrician to replace one of the two fluorescent fixtures in the elevator cab. The bulb was changed twice and still does not work. It has been inoperative for a few months now. We had a similar issue back in February 2020. Corey stated he would contact FAST of Florida to get a quote since they made a similar repair in 2020.
- **Architectural Review Form #104** – The owner of 104 submitted a form for a new storm door (Larson, white door). The Board approved that request on January 22nd, 2023.

Corey stated he sent the approval to the owner on January 23rd.

- **Walkway Lights Cleaned/Replaced** – Tony and Debbiee removed and cleaned all the overhead walkway light lenses on February 1st and 2nd. Also, 2 lights were replaced by units 301 and 402 due to them not working.
- **New Exit Lights** – 7 new EXIT lights were installed. Some were not working, one had the directional arrow pointing the wrong way, and the red plastic inserts were faded/ cracked.
- **New Emergency Lights** – 2 new Emergency lights were installed (one on the 2nd floor center section, the other on the wall between the 3rd and 4th floor center section). There is one Emergency light not working across from the elevator on the 1st floor. That light has a metal box with a Piper Fire Protection label on it. Ameri-Tech was requested to call Piper to see if they will fix it, hopefully at no cost. It may just need a new battery.
- **New Exterior Unit Wall Lights** – On February 17th, all units on the first three floors have new exterior unit wall lights. Thanks to Tony, Sal, Terri, and Theresa for volunteering their time to accomplish this task.
- **Seawall Inspection** – Back in February 2020, Reuben/Clarson provided a consulting report on our seawall. Within that report (located on our website), they outlined the existing condition of the seawall, and provided recommendations. One recommendation is to inspect the seawall every 2-3 years due to the seawall approaching the end of its useful life. They recommended at that time, to plan on replacing the existing seawall in 5-7 years. Rough cost at that time was \$155,000. The Board gave Ameri-Tech approval to reach out to Reuben/Clarson to get a quote to generate a new report. Back in 2020, the cost was \$500. to generate this report.
- **All-Pest Annual Inspection** – The last annual inspection was done in April 2022. A sign-up sheet will be posted by the mailboxes for those owners who want an inspection. All-Pest will be given the list of names to get us on their schedule. Owners will be notified of the date once known.
- **Patio/Dock Door Replacement** – At the annual meeting it was suggested we look into getting a new patio/dock door. This has been discussed by past Boards. Back in 2018, Kenco Door and Hardware quoted a price of \$3,303. Aluminum Speciality Contractors quoted a price of \$2,000. in February 2023. Back in January 2023 (with a follow-up on February 24th), the Board asked Ameri-Tech to look into providing us another contractor who can do the work (install and provide a replacement door). Corey stated he did not know of a company that does this kind of work at a competitive price.
- **New Dryer** – The middle dryer was drying clothes unevenly or not enough after a single 50 minute cycle. Therefore, it was suggested and approve we purchase a new dryer (just like washers and the dryer purchased back in 2021). Terri took the lead to contact Commercial Laundries of West Florida and got a quote for \$1,744. The dryer in question has been serviced numerous times in the past for similar reasons. The new dryer was delivered on March 7th at around 11:30am.

X. Open Discussion

Chris Pearson wanted to know if all the unsightly blemishes would be repaired. It was explained that Munyan Restoration will repair all concrete issues, and if blemishes need to be repaired, they will be.

Tony reminded owners to have their AC compressors checked for missing refrigerant line/pipe insulation. Birds peck away the insulation and the environment over time degrades them. Insulation is vital to the operation of the A/C unit. It reduces condensation buildup and keeps the heat out of the compressor. When the compressor is overworked because heat is able to enter the compressor, it can increase the workload on the compressor. This can reduce the life expectancy of the compressor and increase energy consumption, increasing repair costs and energy bills.

- The next Board Meeting will be held in person and via conference call on Wednesday, May 10th 2023 at 6:00pm.
- Motion to adjourn the meeting at 6:19pm, motion carried.