

BOARD of GOVERNORS

MemberBoard Meeting

Capri Isle Gardens #2 Condo Association

Wednesday, May 10, 2023, 6:00pm

Meeting took place via teleconference due to restoration work around the condo. Conference call number: 1-605-562-0400, Access Code: 7068951

Board Members in attendance: Tony Repic, Debbiee Jones, Theresa Bonner, Cliff Griffin.

Other attendees were Property Manager Corey Palmer of Ameri-Tech, Lorraine Gray, Antje Wortman, Karin Murphy, Manny Morris, Peggy & Chuck Pikalek, Susan Perry, Mary Fleming, Gail Kruetzman, Richard Ban.

I. Call to Order

The meeting was called to order by President Tony Repic at 6:03pm.

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

III. Determination we have a Quorum

IV. Officer Roll Call – President Tony Repic confirmed board members who were in attendance.

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

VI. Board voted to waive/approve the reading of the previous Board Minutes from March 8th, 2023.

- **Report of Governors/Committees** –

- **Management Report (Ameri-Tech)** – Corey stated he would address the items on the agenda as they come up. He also stated he has all Board Certifications.

- **Treasurers Report on Association Finances** – Our treasurer is out of the country, but Tony stated we seem to be fine for the time being.

VII. Old/Unfinished Business

- **Palm Trees Trimmed** – Alexander's Property Maintenance trimmed the palm trees on March 17th, 2023.

- **All-Pest Annual Inspection** – The annual inspection was accomplished on April 13th, 2023

- **Spectrum Cable TV and Internet Contract** – Many thanks to Debbiee Jones for negotiating a new contract for the condo. It took effect on April 12th, 2023. This saves

us some money and we have more channels and higher internet speed. Spectrum maintenance will be out to replace 3 pedestals waterside that are cracked on Tuesday morning at 5:00am. This will impact service for an hour.

- **Land Lease/Legal Update** – Received a letter from our attorney on April 11th, 2023, paraphrasing, the Court denied Capri Isle Investment Group’s Motion to Dismiss. They now had 20 days to respond to our complaint by filing Answers and Affirmative Defences. Which is to provide evidence that supports their position. Board received a letter from our attorney on May 4th, 2023, stating he is reviewing the submitted answers, in which he feels he can argue each point. Our attorney will be responding to defendant’s claim in the next 2 weeks. He suggests having a meeting with the Board to discuss options to try to settle the case. That meeting will be held on May 17th, 2023.
- **New Kayak Rack**- The new kayak rack has passed owner’s approval as stated at the last Board meeting. Next phase is a more detailed look into what options are available (e.g., Buy a commercial product, or a DIY product). This is still being researched.
- **Architectural Review Forms for #301 and #211** – Both units are installing new windows. Both forms were approved by the Board.
- **Files and Records** – We have 9 boxes in storage at Stevens and Stevens storage facility. Those boxes were checked out to research items requested by our attorney. Corey stated they are still sitting in his office, but will return them to Stevens and Stevens.
- **Elevator Cab Light Repair** – This was repaired by FAST of Florida. A new fixture was installed on May 4th, 2023.
- **Elevator Repair** – The elevator passed inspection, but there was concern that the required work per Florida code, to ensure that all elevators are equipped with a DLM or hoist-way-door lock monitoring system, to ensure the elevator remains locked until the Cab doors are securely shut, was not completed. TKE van/technician was out on April 12th, 2023. Corey will let us know if this work was completed.
- **Seawall Inspection** – Follow-Up from last Board Meeting, did Ameritech contact Reuben/Clarson to perform/schedule a seawall inspection as recommended in their 2020 report? Background: 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. Corey said he would ask Jack for a proposal and let us know.
- **Condo Restoration/Painting** – Condo restoration work stated on April 17th, 2023 with Power Washing common areas, walkways, and walkway ceilings to expose the rebar and problem areas for proper repair. This work took longer than the estimated 1 week, it actually took just over 2 weeks. However, you can see what has been exposed already. The building needs these repairs completed, and these are the type of repairs you do not want to wait on until something severe happens. Then the cost can escalate. Munyan is on hold until the Board approves the additional work that was uncovered. More on this

later.

- **Patio/Dock Door Replacement** – From previous Board meetings and the annual meeting it was suggested we look into getting a new patio/dock door. Ameritech’s response was they did not know of a company that does this kind of work at a competitive price. Tony stated he found out through the Building Official of Treasure Island, it can be a regular non-impact door so the Board will research and pursue this on their own.

Emergency Light – From the previous Board meeting, it was mentioned that the light across from the elevator on the first floor was not working. It has a Piper Fire Protection sticker on it. Requested Ameritech contact Piper to inspect the light. Corey stated he called on this issue.

VIII. New Business

- **Special Assessment** – There will be a Special Assessment meeting held in the near future, to approve the collection of funds needed to offset the shortfall in our budget to pay for the restoration of the building and the increase in Insurance costs.
- **Insurance:** The growing cost of catastrophes has led to increased rates across the country. In Florida, the roughly \$60 billion in insured losses from Hurricane Ian and the fact many insurers have left the state have caused property insurance rates to increase dramatically. Our premium jumped 88%, almost doubled (\$51,404 to \$96,832, difference of \$45,218). Our insurance broker McGriff Insurance Services has worked for us for years, and canvasses to get the best/lowest possible insurance cost. Therefore, we must Special Assess for this unexpected increase which was not budgeted.
- **Condo Restoration:** Part of the Special Assessment 2022 was to cover the painting of the building. It did not cover the Restoration portion, which was done before the Governor signed Senate Bill 4-D into law. The Governor signed into law Senate Bill 4-D on May 26th, 2022. This Bill is a response to the Surfside collapse in 2021, and modifies the Florida Statutes Chapters 553, 718, 719, and 720:

718 applies to Condominiums
720 applies to home owner’s associations
719 applies to cooperatives or co-ops
553 deals with building construction standards.

You can read about this Bill on our website. There are two links which have been on our website for over 9 months. One is on the homepage, with a red banner just under the picture of the Condo, stating “Engineering Inspection Required”. The other can be found in the Documents tab, in a folder labeled “Senate Bill 4-D Building Safety”. The new law requires each condominium association responsible for arranging what is called Milestone

Inspections and ensuring compliance with the law's requirements. Therefore, the past Board was pro-active to get us on the books to meet the required dates this inspection/repair needed to be done. Demand is high, and supply is low. Meaning there is a low supply of structural engineering companies that can perform the inspection/sign off on the inspection/repair work, along with the low supply of contractors who can properly perform the repair work, verses the high demand of the large number of condos that need this work done. You can also read about what the engineer found on our website, in the Documents tab, in a folder called "Recon Proposed Repair Permit", to get a better understanding of the repair work involved. Or just walk around to see some of the rebar already uncovered. The lack of proper maintenance to the building is a major player in the repair costs. The last time the building was painted was 2011. Nothing substantial was done to the building (e.g., reapplying waterproofing to walkways, walkway floors were patched/sealed incorrectly. There were some basic caulking around owner's window's that were leaking). The goal is to make whatever repairs are needed to pass our Milestone One Inspection. We do not want to be required to do a Milestone Two Inspection which is a more intense and detailed look into the problem areas and is very costly. A Special Assessment Meeting will be held in the near future. Due to the high cost of the Special Assessment, a loan will be looked into by Ameritech for us.

Total Estimated Special Assessment Cost: \$192,000.

IX. Open Discussion

- Tony pointed out that children under the age of 15, are not to be left unsupervised on the dock (meaning you are on the dock with the child or children). It clearly states this in our Rules and Regs. It is for safety. The current is swift and strong.

- Tony also addressed Parking. Guest parking spots are for guests only, not for your second car, or roommate's car. You can park those extra vehicles on the other side of the parking bumpers next to the street like everyone else. With the restoration and painting happening at the condo, we look the other way on this, but after this work is completed, people need to abide by the rules.
 - Lorraine asked about how much more time regarding the land lease. Tony said it could take a month or more depending on what the judge decides. He also stated that we have a meeting with Mr. Pilka next week and also talked about renegotiating the land lease such as the landowner would be responsible for the seawall and parking lot.
 - Many had questions about the restoration work cost. Tony explained that by law, this work must be done by December 2024.
 - Many were concerned about the Special Assessment cost. Tony explained we are looking into asking our Truist bank for a loan. Corey explained we can apply for a 2 year loan and hopefully pay it off early at no penalty. The Board must discuss exactly how much the loan should be for and how long.
 - Antje reported that on our website, it still has listed the old Board members. Corey stated he will correct it.
- The next regular scheduled Board Meeting will be held in person and via conference call on Wednesday, July 12th at 6:00pm.
- Motion to adjourn the meeting at 7:02pm, motion carried.