

## **BOARD of GOVERNORS**

### **MemberBoard Meeting**

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

**Wednesday, November 15th, 2023, Time: 6:00pm**

Meeting was held via teleconference and on-site on the 4<sup>th</sup> floor. 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 6:02pm.
- 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, Hoyt Koon, and Chris Pearson.
- IV. **Owner(s) Roll Call** – Richard Ban, Lorraine Gray, Gail Kruetzman, Sal Caradonna, Antje Wortman, Mary Fleming, Anne & Jim Mitroka, Art Jasinauskas, Manny Morris, and Property Manager Corey Palmer of America-Tech.
- V. **Determination we have a Quorum**
- VI. **Reading or Waive/Approval of the Annual Meeting Minutes from September 5th, 2023** – Motion was made by Tony Repic 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. She stated that one unit is 3 months overdue and asked Corey to ensure Ameritech’s follow-up. She also stated we received or will be shortly, \$320.00 back from tree trimming since we counted 28 trees and was charged for 36 trees. The laundry income is getting reimbursed for a month’s check since Ameritech put it in another condo’s account. We are due a credit for cleaning for for double payment, and ATIS is also providing a refund check of \$230.00 for double payment.
- VIII. **Old/Unfinished Business**
  - . **Palm Tree Trimming** – This was done October 10th. Due to miscommunication, owners had to scramble that morning to get cars moved. It was noted that we need a day or two notice, so cars are moved in time before the crew shows up.

- **Annual Fire Inspection** – We passed this inspection on September 18<sup>th</sup>, 2023.
- **Elevator Repair** – TK Elevator had to come back again in late September due to the elevator being off track on the 3<sup>rd</sup> floor, then needing parts.
- **Recon Response Engineering** – We received the report on November 9<sup>th</sup> that we passed the Milestone Inspection by the required completion date of December 31<sup>st</sup>, 2024. By law, the report was posted on our website, a copy sent to all owners, and a summary page posted around the condo.
- **Felton Property Assessment Team** – Since we passed the Milestone 1 Inspection, those results will be used to create the Structural Integrity Reserve Study for the following year's budget. Some areas will require us to be fully funded in 2025. Felton will also be providing the traditional reserve study as they did in 2020, which is on our website.
- **Replacement Condo Name/Address Sign** – This was done on October 23<sup>rd</sup> and looks great. Thanks to Terri for taking on this project.
- **Condo Restoration/Painting** – This work is now complete. Munyan came back in November to take care of the “bubbling” on the first floor which reappeared in a few spots. Munyan has been contacted to address the issue.
- **Land Lease Update** – Mr. Pilka and the Board will attend the mediation session on November 28<sup>th</sup>.
- **Seawall Inspection** – Please visit the website or a copy is in the elevator for the latest report published in July, 2023. Maybe the landowner (after mediation) will bare responsibility for the seawall. Until that is finalized, we need to be pro-active. Chris is getting 3 more quotes for this work. We asked Ameritech to do the same.

## IX. New Business

- **Irrigation Valve Replacement** – Sal Caradonna tried to fix our sprinkler system, but was unable to. Aqua Pro came on November 9<sup>th</sup>, fixed the valve, but zones 1 & 2 would not work. They needed to come back to complete the work, which they did. Culprit was a broken electrical line.
- **Prep Work for 2024 Budget** – A budget workshop was held, and the results forwarded to owners to vote on at the upcoming budget meeting to be held on December 5<sup>th</sup> at 6:00pm.
- **Rules and Regs Review Status** – Lorraine stated this committee will meet again on Monday, November 20<sup>th</sup>.
- **Storage Room/Bike Rental Space** – Once again this space is a mess. This is a safety hazard that needs to be addressed. Chris proposed we charge a fee for bicycles stored there based on seniority. We also will charge a smaller fee for bicycles stored in bike racks on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. There was some suggestion that we store items (including bikes) on the 4<sup>th</sup> floor

large common area. The Board will consider any ideas presented to help alleviate this ongoing issue.

**X. Open Discussion – No discussion.**

- The next Board Meeting will be the Annual Board Meeting to be held on-site on the 4<sup>th</sup> floor and via conference call on Wednesday, January 17<sup>th</sup> at 6:00pm.
- Motion to adjourn the meeting at 6:38, motion carried.