

BOARD of GOVERNORS

MemberBoard Meeting - Draft

Capri Isle Gardens #2 Condo Association

Tuesday, September 5th, 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 Vice President Debbiee Jones at 6:03pm.
- II. **Establish Proof of Notice** – Theresa confirmed all notices were posted.
- III. **Board/Governor’s Roll Call** – Debbiee Jones, Theresa Bonner, Terri Caradonna, and Chris Pearson.
- IV. **Owner(s) Roll Call** – Richard Ban, Lorraine Gray, Gail & Russ Kruetzman, Sal Caradonna, Susan Perry, 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 May 10th, 2023** – Motion was made by Debbiee 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 said the Special Assessment is coming in and Munyan is being paid.
- VIII. **Old/Unfinished Business**
 - **Land Lease Legal Update** – Debbiee said our case is still in the hands of the court to make a ruling. No decision has been made to date. As of August 14th and 30th, we are still waiting a response.
 - **New Kayak Rack** – Nothing has been finalized yet. Terri is looking into the same company that did the kayak rack waterside. Most agreed it is strong so it would be nice to have the same rack on the side of the building.
 - **Files and Records** – Corey stated all boxes were returned to Stevens and Stevens.

- **Emergency Light Repair Update** – This was on the first floor and it has been repaired.
- **Fire Alarm System Update** – The pull stations on the second floor were fixed. However, the beeping continues. Corey called Dart to come out and fix it again.
- **Insurance Renewal Inspection Findings Update** – There were two items that needed attention. Corey reported as of August 30th, all is good now and we are in compliance.
- **Replacement Condo Name/Address Sign Update** – The board decided to go with Extreme Signs. However, we are still discussing this matter.
- **Seawall Inspection** – Ameritech has had Reuben/Clarson come and do an inspection. They sent numerous pictures and it was concluded that we have 6 months to 1 year left of useful life. \$9,400 for each unit. Gail asked if our Insurance will be lowered. Corey stated it might not decrease, but maybe it won't increase. Corey has never dealt with a seawall, but will place this on the back burner for now. He stated that he received 2 to 3 proposals for this work. Chris has also done research and found other highly rated companies he sent to Tony.
- **Condo Restoration/Painting Update** – They completed the power washing on waterfront and put plastic around the windows. They painted and most are happy with the work. Once the front is completed, then the doors will be painted white. Jeff (painting manager) has a list. The walkways will be last.

IX. New Business

- **Tree Trimming Scheduled** – It was decided to hold off on this until the painting is completed.
- **Recon Response Engineering Update** – We are ready for our Milestone 1 Inspection. On September 13th, 2 Board members will be entering 9 units with them to check for cracks in the foundation (floors, ceilings). Gail asked if they find anything, will Munyan fix any problems. Corey said it depends what they find, but probably the the Association pays (if structural) and other findings would be the Owner's responsibility.
- **Structural Integrity Reserve Study** – The Board decided on Felton Properties, but Corey stated that FPAT can do it now at a bit less cost. He also stated we must be fully funded by year end of 2024. This includes the seawall and elevator, but some items like the roof and painting can be spread out over the years remaining of useful life.
- **Trespasser's Issue** – Additional signage on the dock was put up by Chris, Cliff, and Sal. This is mostly a weekend problem. Chris's letter will go out asking ALL owners to watch for people on our dock they don't know.
- **2024 Budget Prep** – Corey will send the Board a draft budget on November 3rd. Approval

should be by December 5th. There was talk about a budget meeting in October.

- **Rules and Regs Review** – A committee of three non-Board members will be formed to go over and update the rules and regs since it's been many years that this has been done. We have two volunteers, but need one more. Please consider joining this committee to help make a difference and to support the Board.

X. **Open Discussion**

- **Storage Room** – This room is still a cluttered mess even though various Board members clean it out about every 6 months. We had someone trip and fall due to the chairs so it is now a safety issue. Chris suggested we charge \$120.00 a year to use this room for bikes. For those who don't want to pay, there was talk about a bike rack on the second and third floors.
 - **Mulching and Yard Cleanup** – Terri suggested a community effort to get this done.
- The next Board Meeting will be held in person and via conference call on Wednesday, November 15th, 2023 at 6:00pm.
 - Motion to adjourn the meeting at 6:58, motion carried.