

BOARD OF GOVERNORS
Member Board Meeting
Capri Isle Gardens #2 Condo Association
Friday, February 9th, 2024, Time 5:00pm

Meeting was held via teleconference and on-site on the 4th floor. Conference Call # 1-605-562-0400, Access code: 7068951

- I. **Call to order** - The meeting was called to order by President Chris Pearson at 5:01pm.

- II. **Board / Governors Roll Call** - Carrie Johnson 104, Hoyt Koon 111, Chris Pearson 202, Cliff Griffin 210, Ken Robertson 301, Sandi Sprenger 402

- III. **Owner(s) Roll Call** - Tony Repic 103, Karin Murphy 105, Lorraine Gray 106, Mary Flemming 107, Sal & Terri Cardonna 109, Karen Griffin 211, Theresa Bonner 310, Debbiee Jones 401, Corey Palmer Property Manager Ameri-Tech.

- IV. **Determination we have a Quorum.**

- V. **Report of Governors/Committees** - Management Report and Treasurer's Report on Association Finance - Corey sent at 4:00pm day of meeting and board didn't have time to review.

- VI. **Old/Unfinished Business**
 - **Annual fire inspection** – Corey stated this is not due until Sept. 2024. Fire Extinguisher inspection is due November 2024.

 - **Elevator Repair** - Chris mentioned elevator repair challenges with it going down and no protocol in place. We will have signage placed moving forward so that owners can see when it is out of order. Please contact Chris Pearson or Cliff Griffin if you find it out of order and they will either reset or place a call for repair.

 - **Recon Response Engineering** – Engineering inspection was completed in November 2023 following the completion of the paint project. This is posted on our website. Corey stated that we have not had a response back other than they have the information they need. Corey stated we should receive it back by the end of February. Chris raised the question if we see any issues with the report and Corey stated that they performed a lot of work during paint project with concrete and restoration, and we should have a clean bill of health.

- **Land Lease Legal update** – Cliff stated we received an email that the court has agreed that it would be prudent to require the rental payments to be paid into the registry of the court rather than to the defendant. They agree this has been dragging on for too long, it's been ongoing for over two years and therefore they have granted our motion. We believe this is because the defendant has been dragging their feet. This is a victory because they cannot keep pushing off our arbitration. In addition to that the court recognized that we have a scheduled mediation in March 2024, and they ordered a non-binding arbitration with a retired judge if not settled prior to April 20th. If not settled by April 20th, we are scheduled to proceed to trial on September 23rd, 2024. The court has decided this will be done in the next 8-9 months. Chris thanked two previous boards for their work in these efforts.
- **Seawall Inspection Update** – It has been discovered that there are 4-foot void spaces in the grass area that are a hazard. The board has received multiple bids in case litigation does not fall our way and we need to prepare for the expense. There was an inspection in July 2023 and the report stated that the seawall has reached its end of life and that it requires replacement within 6 months to a year. We are at the 6-month mark currently. The company that did the inspection quoted \$330k for the replacement. The board has started looking at other quotes. Gipson Marine quoted \$182k and they offered an option at roughly \$100k 2 years in a row. Therefore, we would have a \$20k hit for the option to stretch over 2 years. This would be doing the east half the first year and the west half the second year.

Adams Seawall injection offered a remedy for the soil erosion at \$30k but that would only be fixing the damage caused by the worn-out seawall, it would not repair the seawall, only level the ground, and reduce the risk of someone being injured.

Tony Repic raised the question as to why we would waste \$30k on something that would need to be replaced and just a band aid fix. Chris agreed and stated that we are just looking at all options and sharing quotes they have received. Chris stated that for now we will mark areas that are unsafe.

VII. New Business

- **Irrigation Valve Replacement** – the board would like to create a list of volunteers that would be willing to check on the irrigation. We are looking at a semiannual inspection to ensure that everything is working properly.
- **Rules and Regs Committee Status** – Chris thanked the rules and regs committee members that performed the review. The board will review the feedback. The plan is to have surveys after they review to ensure that the community is aligned with the rules. Chris stated that the community needs to be involved. Hoyt asked if he could see the original documents to review as well.
- **Storage Room** – The board will make a proposal for the storage room and ask the community if they want to support the proposal to ensure it is a safe environment for those using it. If the storage space needs updates, there will be an investment made for new bike racks and chair

racks to get things off the floor. That is why there was a proposed fee suggested. If it continues to be a safety concern, then the board may have to step in and organize the room in a better fashion. Cliff commented that this is not a new topic. Safety in the storage room has been a concern for years. Chris stated that we are looking for suggestions from the community.

- **Update Website** – Board considering updating the website to make the information more accessible. This is a work in progress.
- **Coin collection from the laundry room** - Corey Palmer will take over collection of laundry room coins, including providing coins to Poppy. Chris thanked Theresa for her past service.

VIII. Open Discussion

- Carrie mentioned the 2nd Kayak Rack and that she will be contacting the company that installed the first rack. Terri stated that she tried to contact the person who installed the last one and she never had luck contacting the previous company. Chris mentioned that he has some contacts for the kayak rack as well that we might consider.
- Theresa reminded the board that no one had interviewed or done a background check on a new rental tenant in the building. Corey stated that this is being addressed. Chris stated that we put together a team for the interview process moving forward.
- Tony asked about Munyun painting coming back to look at the areas that are bubbling up. Corey stated that he would reach out to Munyan again.
- Chris thanked the previous board for setting everything up so well and all the help provided to the community and the new board.

The next Board Meeting will be held on-site on the 4th floor and via teleconference call on **Tuesday, March 12th at 5:00 pm.**

- IX.** Motion to adjourn the meeting at 5:35pm, motion carried.