

ANNUAL BOARD OF GOVERNORS

MemberBoard Meeting

Capri Isle Gardens #2 Condo Association

Wednesday, January 17th, 2023, Time: 6:00pm

Meeting was 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 6:00pm.
- II. **Establish Proof of Notice** – Notice was sent by mail. Theresa confirmed all notices were posted.
- III. **Board/Governor's Roll Call** – Tony Repic, Debbiee Jones, Theresa Bonner, Terri Caradonna, Hoyt Koon, Cliff Griffin, and Chris Pearson.
- IV. **Owner(s) Roll Call** – Lorraine Gray, Gail & Russ Kruetzman, Sal Caradonna, Carol Repic, Susan Perry, Richard Ban, Karin Murphy, Antje Wortman, Mary Fleming, Anne & Jim Mitroka, Manny Morris & Kevin Ekiss, Carrie Johnson, Jane Anton, Frank Orlando, Ken Robertson, Hanna Tanberg, 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 said Ameritech is working on any delinquencies.
- VIII. **Old/Unfinished Business**
 - **Elevator Contract** – On December 6th Corey sent out our current elevator contract for review. He suggested that since it's an old contract that we may fare better asking/ canvassing for a new one. Our current contract does not expire until March 31st, 2025. As that expiration date draws near, the Board should work with Ameritech to request a new proposal from TKE, and from other vendors Ameritech may use.
 - **Felton Property Assessment Team (FPAT)** – Using the data/report from Recon

Response Engineering that was received on November 12th, 2023, Felton will create both the Structural Integrity Study (per SB 154), for structural components and a Traditional Reserve Study for non-structural components, both to be used for future budget construction. Corey reported he does not have a status on these reports.

- **Land Lease Update** – The mediation meeting scheduled for November 28th, 2023, was cancelled on November 27th by the landowner's attorney. The meeting has yet to be rescheduled. All Board members have received emails from our attorney and should be able to get the new Board members up to speed. There is a hearing set for January 31st to take our rent payments and place them into a Court Registry. An email was sent to our attorney on January 10th, 2024 (that the entire Board was CC'd on), asking for an update on when the mediation meeting will be rescheduled. Ms. Landers (Mr. Pilka's para-legal) is working on coordinating everyone's (attorneys and mediator) schedules. Tony also suggested that Mr. Pilka have a conversation with the new Board members to decide if this hearing does in fact benefit us (ie., to bring the other side to the table), should still take place or be cancelled.
- **Seawall Inspection Update** – Based on the July, 2023 report from Rueben/Clarson (Seawall Consultants), our seawall needs to be replaced. Chris reached out back in late November to 3 qualified contractors. Only Gibson Marine has provided a response. The Board asked Ameritech to canvas their contractors to request proposals, which will be used to compare prices and scope of work. The Board needs to be proactive on this, even though we are hoping through the mediation process the cost of the seawall replacement will be placed on the landowner.
- **Rules and Regs Committee Update** – The committee has finished evaluating the Rules and Regs. Tony thanks them for participating. The revised document is more encompassing compared to the current Rules and Regs. Tony is in the final stages of consolidating recommendations within the document. When completed, he will send the document to the new Board President for deliberation and execution.
- **Storage Room/Bike Rental Space** – The storage room situation is still being used as a "catch all" storage facility for everyone, making it a hazard. Chris presented a proposal which only a few people commented on. The Board asked for ideas at the last meeting and received no responses from anyone (Board members and owners). Therefore, discussions will continue with the new Board.

IX. New Business

- **Felton Property Assessment Team (FPAT)** – Every 3 years an Insurance Appraisal is required by law. The last one was on March 3rd, 2021. We received a notice on this from Ameritech on December 28th, 2023. The Board went with Ameritech's recommendation to wait until February to commit to Felton to create the document, to get the full 36 months. Felton has provided appraisals in the past. It takes 45 days to produce the report. The new Board will have to follow up on this with Ameritech.
- **Unit #203 Window Can't Open** – Ameritech contacted the Board on January 12th, 2024

about the owner of Unit 203, stating his windows won't open. He didn't specify which ones. This is being further clarified. The owner believes the painters put a layer of paint on the windows that led to this issue. The Board asked Ameritech to contact Munyan Painting, and request they send someone out to investigate this issue and coordinate with the owner on when this inspection can take place.

- **Board openings** – Per our documents the Board can consist with a minimum of 4, and a maximum of 7. Since we have 5 people committed to the Board, if anyone would like to volunteer to be on the 2024 Board, now is the time to state your desire. Ken Robertson and Carrie Johnson expressed willingness to make a 7 member Board.
- **Candidates Have Read and Agree to Abide by Association Documents** – Ameritech will provide the required forms to sign. Details found Per Florida Statute 718.112 (2)(d)4.b.
- **Election of Directors** – Not needed since we have 7 people on the new Board. Seating of the new Board members follows this meeting.

X. Open Discussion

- Tony reminded everyone: The current Rules and Regs state "When an owner anticipates guests will be using his/her unit when he/she is absent, said owner shall notify the Board of Governors, either in writing, email, or phone call of the guests' names and anticipated length of stay. This rule seems to be followed by some owners consistently. However, we have examples of owners not following it. It would be appreciated that every owner re-familiarize themselves with this entry and follow it.
 - Tony also reminded everyone about parking. Since we have most of our seasonal owners here, we can anticipate owners' guests will be coming for visits. Therefore, if you own a second car, park near the street and NOT in a guest spot. Save these guest spaces for our guests to use.
 - Terri wanted to remind Munyan to address the bubbling near Unit 106 when they come to look at Unit 203's windows.
 - Tony thanked the outgoing Board members for their support and efforts and the new Board members for volunteering.
- The next Board Meeting will be determined by the new Board.
- Motion to adjourn the meeting at 6:30pm, motion carried.