

**Board of Governors – Member Board Meeting**  
**Capri Isle Garden II Condo Association**  
**Date:** Monday, April 29th **Time:** 5:00 PM

The meeting was held via teleconference and on-site on the second floor, unit 202. Conference call number 1-605-562-0400, access code 7068951.

**I. Call to Order** – The meeting was called to order by Chris Pearson at 5:00pm.

- o Establish proof of notice
  
- o Board/Governor’s roll call:
  - Chris Pearson, Carrie Johnson, Ken Robertson, Hoyt Koon, Gail Kruetzman, Cliff Griffin.
  
- o Owners roll call:
  - Kevin Ekiss, Manny Morris, Tony Repic, Karin Murphy, Lorraine Gray, Sal & Terri Cardonna, Art Jasinauskas, Anjite Wortman, Frank Orlando, Chuck & Peggy Pikalek, Theresa Bonner, Richard Ban.
  
- o Determination: we have a Quorum
  
- o Reading or waive/approval of prior meeting minutes 3/26/24: Ken Robertson, second by Carrie Johnson.
  
- o Treasurer’s Report on Association Finance
  - Hoyt stated that he reviewed the financials but is having a difficult time understanding what is being presented by Ameritech. He has asked for additional training and Chris offered to go through the financials with Hoyt. Chris also stated that he reviewed the financials, and everything appeared to be in order.

**II. Old / unfinished business**

- o **Kayak Rack**
  - Carrie received a bid from J & M Aluminum and is working on getting an additional bid from Hot Shot Welding once Cliff provides a drawing with dimensions. The timeline for drawing is roughly 2 weeks.

### o **Breezeway Door**

- Gail met with two door companies and received a few different options for the door. One of the options, Affordable Aluminum, has rescinded their bid due to concern around Chris questioning a couple of fees on the bid (transportation & administrative fees). Chris is now looking at Home Depot as a potential option.

### o **Slippery Walkways**

- Frank and Chris met with Munyan and Sherwin Williams about a month ago and we are still waiting to hear back from Sherwin Williams on how they plan to resolve the problem. Tony made Chris aware of a lift on the first floor. Chris has a company coming out in May that will provide a bid to raise it up so that it drains properly. The board would like these items to be resolved within the next 6-8 weeks.

### o **Seawall Update:**

- The bid we received from Foundation Professionals came in well over \$200k and is no longer a viable option. The board has opted to move forward with Gipson Marine. This company has a 4.9 rating and has been in business for 30 years. The bid came in at \$180k and the work will be performed sea to land, meaning they will not approach by land. Gipson will be on the dock at 3pm on 4/30 to address any questions from the board and owners would like to participate. The timeline for seawall is based on when the community would like to get this project moving forward in terms of expense.

### o **Land Lease Proxy**

- Regarding our litigation, the attorney will draw up a proxy for the entire community. We want to ensure that all owners can ask questions and raise any concerns prior to agreeing to the settlement. The timeline for proxy is within 2 weeks.

### o **Insurance**

- Insurance policy renews on 5/5/24. American Coastal Insurance has provided 3 options:
  - o Option 1 – 59% Increase, includes sink hole coverage.
  - o Option 2 – 44% Increase, does not include sink hole coverage.

- Option 3 – 9% Increase, does not include sink hole coverage, but only includes 1 Hurricane per season.
- The Board will take a vote by 5/5/24 on which option to move forward with for renewal.

#### ○ **Sprinkler System**

- Aqua Pro provided a quote for roughly \$2400 to repair and replace sprinklers. We opted to fix the sprinklers ourselves. Thank you to Tony, Debbiee, and Sal for your time spent repairing the sprinklers.

### **III. New Business**

#### ○ **Beautification Day**

- Thank you to everyone that donated either time or money to the beatification day. We did not have to take anything from our budget.

#### ○ **Social Committee**

- Theresa, Anjte, and Marylyn have volunteered to create a social committee to bring back social events across the community quarterly. It is an open-door committee, so please reach out if you would like to be part of the committee as well.

### **IV. Open Forum**

- Reserve Study to posted on the website by Ameritech. Corey to create a rough draft over the summer for review based on the numbers we have received. Corey stated that any budget approved after December 31, 2024, must be fully funded. We approved our budget prior to that date; therefore, we can partially fund for 2025 and then we will have to begin fully funding in 2026.
- It has been determined that the recent A/C issues are most likely related to Cliff and Karen Griffin's unit and is being addressed.

### **V. Motion to Adjourn at 5:57pm, motion carried.**

- Next Board Meeting Date: Monday, 5/20/24 at 5:00pm.