

Board of Governors Meeting

Capri Isle Garden II Condo Association

Date: Monday, August 26th Time: 5:00 PM

The meeting was held via teleconference and on-site on the 2nd Floor. Conference call number 1-605-562-0400, access code 7068951.

Call to Order

- The meeting was called to order by Chris Pearson at 5:02PM.

Establish proof of notice

- Proof of notice was sent by Cory via email and posted on bulletin board 7 days prior to meeting.

Board / Governor's roll call

- Chris Pearson, Carrie Johnson, Cliff Griffin, Hoyt Koon, Sandi Sprenger, Ken Robertson

Owner's roll call

- Frank Orlando, Debbiee Jones, Susan Perry, Tony & Carol Repic, Sal & Terri Cardonna, Theresa Bonner, Lorraine Gray, Richard Ban, Anjite Wortman, Pat Jantomaso, Manny Morris, Karin Murphy, and Corey Palmer.

Determination we have a quorum

- A quorum of the board was present. See Board / Governor's roll call.

Reading or Waive/Approval of prior meeting minutes

- Carrie motioned to waive the reading of the prior meeting minutes; Chris second the motion.

Treasurer's Report on Association Finance & Budget update

- All finances appear to be in order. Corey pointed out that the water bill is a bit high but still under budget at this time. Regarding insurance he also stated that our premium is under our budget as well.
- Corey is currently working on our draft budget and suggested moving a small amount from our operating account into our reserves by the end of the year. The concern was raised that once placed in the reserve, it could only be used on that specific reserve. This topic is a takeaway for later discussion for the board.
- Chris mentioned that some owners were having a difficult time getting their dues switched over to the new bank via auto draft and they are working to try to get that corrected.

Old/Unfinished Business

Parking Lot

- The board is gathering bids and options for parking lot repairs in the future. This will not take place until after the seawall repairs are complete. We have \$13,000 in the budget for the parking lot and the bids are currently coming in between \$5,000 - \$8,000. This will likely be a decision the 2025 board will make in terms of timing. The current board is just gathering options currently.

Kayak Rack update

- Thank you to Terri Cardonna for gathering information and providing the board with information on an economical option for the kayak racks. The racks have been purchased and are on-site to be installed very soon by Munyan.
- Two racks will be installed, each have the capacity for 4 Kayaks/Paddleboards. These will be installed horizontally on the east and west end between the window and corner of the building.
- Thank you to Chris Pearson and Frank Orlando for removing the shrubs in the installation area in preparation for the installation. Also unrelated to the kayak rack, thank you to Frank and Chris for pressure washing the sidewalks after the recent storm as well.

Land Lease update

- Attorney Dan Pilka joined the call at 5:30pm to discuss the status of the ongoing Land Lease mediation. Waiting for finalization prior to signature.

New Business

Social Committee Event

- Theresa Bonner spoke to the community about the upcoming Italian Night event. The tentative date is October 26th at 6:00PM. More information to be posted soon.

Open Discussion

- A question was raised about the status of the elevator. The elevator was down for a couple weeks and has since been repaired. The motor drive went bad and required replacement. The elevator company ordered the part and that took some time to receive but has since been installed and the elevator is operating fine at this time. The cost to repair was \$3,852. We are currently \$5,200 over budget this year for our elevator.
- A question was raised regarding the status of purchasing a new breezeway door. The board stated that this will be on hold until the seawall is completed to avoid any potential damage to the door during that time.

- A question was raised regarding the walkways paint bubbling. The board confirmed that Munyan/Sherwin Williams did come back to fix some spots. Concerns were raised that some areas are still bubbling, and the Board agreed to continue to pursue a fix for these areas.
- A concern was raised regarding the mowing company damaging our sprinkler heads. The Board stated that they spoke to the mowing company, and they have agreed to replacing any sprinkler heads they damage. It was also suggested to put cement rings around all sprinklers to avoid further damage.

Motion to adjourn meeting at 6:07PM, motion carried.

Next Board Meeting will be held Monday, September 23rd @ 5:00PM.

Minutes submitted by Carrie Johnson - Secretary