

Board of Governors – Member Board Meeting
Capri Isle Garden II Condo Association
Date: Tuesday, March 26th **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 706-8951.

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, Sandi Sprenger, Hoyt Koon, GayleKruetzman, Cliff Griffin, Sal & Terri Cardonna, Theresa Bonner, Anjte Wortman, Frank Orlando, Tony Repic, Karin Murphy, Karen Griffin, Corey Palmer

- o Determination: we have a Quorum

II. New Business

- o **Bulletin Board**
 - We will have one person handle the bulletin board that will include meeting agenda and minutes, board contact information, Ameritech contact information and any other pertinent information.

 - If you would like to post information about vendors or upcoming events, please use the laundry room bulletin board or counter.

- o **Breezeway Door**
 - Chris and Gayle met with a door vendor recently and were provided some recommendations for the door, along with some aluminum companies that can perform the work. The goal is to refurbish the existing door and keep the cost under \$1000. Although a door is not required in a breezeway, the main issue is to keep water away from the elevator in a storm. Chris stated he will continue to receive quotes for the door.

o **Slippery Walkways**

- The cleaning company was asked to no longer mop the floors with soap in the breezeway (due to slippery floors) and only use soap in areas where dirt or stains appear.
- Theresa stated that the 3rd floor is full of stains/dirt spots and when she approached the cleaning company, they stated that they were told not to use soap at all. Chris will have a conversation with the cleaning company about cleaning the dirt spots with soap or potentially an anti-slip product that Sandi recommended.

o **Cleaning Service**

- Additional vendors were interviewed. One company declined to bid, and another was roughly twice the cost of our current vendor. Several owners stated that they have seen some improvement since the last discussion with the vendor, but we still have some things to improve on.

o **Garden Committee**

- This group of volunteers are tasked with improving our landscape. The committee proposes ideas for beautification projects to the board. Once a project receives the board's green light, the committee can act. However, it operates with board approval.
- The committee should have the ability to:
 - Cultivate a Team and assemble volunteers to help bring their vision to life.
 - Grow Funds: Through creative fundraising initiatives, they secure the funds needed for the project.
 - Plan the Bloom: They schedule each stage of the beautification project, ensuring a smooth outcome.

o **Sprinkler System**

- Sal Cardonna and Debbiee Jones have volunteered to maintain the sprinkler system throughout the property. **Please notify Sal or Debbiee of anything related to the sprinkler system, and do not attempt to fix or control any of the sprinklers on your own.**

- They will soon meet with a sprinkler company to do a walkthrough and replace and repair any damaged heads. After that initial work, Sal and Debbiee will handle repairs moving forward.

o **Beautification Day Project scheduled for April 27th from 8:00 am – 12 pm.**

- Signup sheet will be posted by mailboxes.
- Looking for a volunteer with a pickup truck.
- Cleaning out flowerbeds, including weed clean up.
- Replanting plants off the back porch next to the dock
- Re-mulching
- Reinstalling plant borders
- More white rocks in the back.
- Pressure washing dock
- Volunteers for drinks and food are you doing?
- Board approval is required for changes.

III. Old Business

o **Kayak Rack**

- Cliff, Carrie, Chris, and Hannah met to discuss locations and options. It appears the best location is the southwest corner and installing at an angle to avoid encroachment on the property next door. Cliff will create a sketch to send to potential contractors/aluminum contractors for bids.

o **Painted Walkways**

- Meeting soon with Munyan and Sherwin Williams to do a walkthrough to make them aware of the void spaces and find some resolution. Please notify the board if you are aware of any areas that are bubbling or need attention.

o **Recon Response Engineering**

- Inspection is completed and posted on website. Inspection didn't reveal anything that requires a phase 2. There were some preventative items listed (window, exterior painting, ac line), but there is no time requirement for these preventative items.

o **Insurance Appraisal**

- The evaluation was completed in February and there was an increase in valuation. Hazard replacement cost is now \$6M+, previous replacement was at \$5M+. There was a 25% increase from the 2021 appraisal.

o **Seawall Update: Recon Response**

- Bids received from five companies: Foundation Professionals, Gipson Marine Construction, Florida Sea Wall Repair, Gulf Coast and Sea Wall Solutions. The board has narrowed down to Foundation Professional and Gipson. The bids vary and offer services for substantial repairs, reinforcements, tie backs, and repairing areas where we have voids.
- The goal is to get bids under \$180k. We are required as an association to have the sea wall fully funded by 2025.

IV. Open Forum

- Tony mentioned that lights are out on the third floor and two exit signs need to be replaced. Chris has ordered the lights for replacement and should be here on 4/1.
- Tony mentioned Matrix Landscape charging us for services not rendered and Corey confirmed that we have been reimbursed.
- Anjte suggested that the Treasurer's Report should be included in the meeting, and Chris agreed that moving forward, this will be an agenda item. Hoyt, our treasurer, reported that the financials look good, with the exception that some vendors are now charging travel fees. Terri suggested going through the financials with a fine-tooth comb, as mistakes have been found in the past.
- Anjte and Tony asked for an update on the Land Lease. Chris stated that at this time we are unable to discuss it due to legal matters pending. He hopes to have an update soon that he can share with all owners.

V. Motion to Adjourn at 6:15pm, motion carried.

- o Next Board Meeting Date: Monday, 4/29/24