

## Capri Isle Gardens II Board Meeting

### Minutes – March 25, 2025

1. Call to Order: The meeting was called to order at 5:01 PM.
2. Roll Call:
  - a. Board Members Present: Cliff Griffin, Carrie Johnson, Hoyt Koon, Chris Pearson, Sandi Sprenger, Ken Robertson, Theresa Bonner
  - b. Owners Present: Lorraine Gray, Debbiee Jones & Susan Perry, Frank Orlando, Karin Murphy, Tony & Carol Repic, Antje Wortman
3. Proof of Notice: Confirmed.
4. Determination we have a quorum: Confirmed
5. Financial Report (Hoyt)
  - a. Operating Account: Balance (End of February): \$52,299
  - b. Revenue (February): \$42,429
  - c. Expenses (February, including reserve contribution): \$42,106
  - d. Net Income (February): \$323.58
  - e. Accounting Notes:
    - i. Water bill incorrectly coded as electric expense; correction in progress.
    - ii. Building maintenance and hurricane repairs exceeding budgeted amounts.
    - iii. Reserve Funds: Total: \$95,929
    - iv. Delinquent Maintenance Fees: Outstanding: \$5,086
    - v. Special Assessment: Outstanding: \$42,347 (final Seawall payment expected April)
6. Theresa reported on garden & roof Committees: Two clipboards posted; no sign-ups
7. Board voted to waive/approve the reading of the previous board minutes from 2/25/2025; Chris made the motion and Sandi seconded it.
8. Old Business
  - a. Carrie updated on AC straps; Straps are required by state and insurance.
    - i. Corey sent emails regarding required maintenance. Residents were informed they can fix it, or the HOA will need to contract it and bill the resident if not done.
    - ii. Reach out to Corey if you prefer the HOA to handle it.
  - b. Roofing Repair (Cliff)
    - i. Water intrusion issues identified: Nails showing through shingles, primarily North Facing center section; the quote for repair exceeded replacing the shingles in this section. This section is urgent.
    - ii. Multiple nailheads were observed perpendicular to the shingle, so they were not installed correctly. This is urgent.
    - iii. The elevator vent was not sealed correctly.
    - iv. Munyan has been contracted for the urgent repairs. Other repairs are TBD.
  - c. Gibson Marine - Seawall Completion (Ken):
    - i. Completion expected next week;
    - ii. sprinklers remain; Gibson will repair sprinklers damaged by their equipment
    - iii. Mismatch between dock and new cap; we need to evaluate a resolution for that.
    - iv. Project currently within budget; final cost confirmation expected upon completion.
  - d. Velocity Update (Chris):
    - i. Sean completed homeowner discussions on trim and doors; orders expected this week.
    - ii. Trim installation planned for next week.

- iii. Cabinet and sliding door ordering preparation underway.
- 9. New Business
  - a. Flood Insurance Renewal (Chris):
    - i. Due date: March 3rd, but delayed due to hurricane and new insurance representative. Corey said they assured us we are still insured, with a certificate likely posted today or Wednesday.
  - b. Elevator (Theresa):
    - i. Failed state inspection. Thyssen Krupp repair estimate: \$23,000.
    - ii. Reserve funds: \$18,596.48
    - iii. Available insurance funds: \$89,000.
    - iv. Theresa has reached out for quotes for refreshing the elevator after repairs are completed. (A new cab is \$250,000)
  - c. Trespassers (Theresa)
    - i. We have had "quite a few" lately, mostly the same people.
  - d. Theresa said the next social event is the 4th of July; she will organize it.
- 10. Open forum
  - a. Tony asked about no minutes for Feb; there was no Jan meeting, and Feb was mislabeled. (Corrected now.)
  - b. Tony asked for clarification on why we need repairs. Munyan fixed 401's leak, but not the hall & elevator; the new work will address those.
  - c. Antje asked about the flood declaration being typically late. Chris said according to Corey it is typical. We dealt with hurricanes; and we were reassigned to a new agent. The circumstances made it typical.
  - d. Antje complimented the Gibson Marine team.
  - e. Antje noted the agenda it must be posted 48 hours prior to a meeting.
  - f. Antje did not receive the AC Repair email from Corey. Cliff said he would ask Corey to forward it to her.
  - g. Tony asked when the repairs would start for updating the elevator. Chris said the check has been submitted and it is in process; Theresa said it would be 4-6 weeks to process it, and Chris said that the process has started. It was handled promptly but we are awaiting TKE.
  - h. Tony asked why we are paying the landscaper, and it looks bad; Chris said they are still mowing and edging; asked if anyone knew if they are responsible for weeding the flower beds, but nobody knows. Chris agrees they need to do them because they do look bad.
  - i. Tony asked about sprinklers Gibson broke (yes, they are going to handle it). He said others have suggested moving them to protect them from mower tires. Ken suggests that if it costs extra we will need to evaluate it. We do have some Seawall funds for these types of expenses, and are evaluating the budget.
  - j. Tony asked about kayak rack, and offered to proof the new rules
  - k. Tony observed water billing error; this has already been identified and corrected.
  - l. Chris invited more questions; there were none.
  - m. Chris said we need volunteers for garden committee, and if we don't get volunteers we will hire people. Contact Theresa if you are willing.
  - n. Chris wants more people involved and asked if we should move the time and or date. Please contact him to see if we can accomodate you, if these meeting times conflict with your schedule.
- 11. **Our next meeting is scheduled for May 6th, 2025 at 5pm**
- 12. Cliff moves we adjourn; Ken seconds it; 5:44pm the meeting is adjourned