

Capri Isle Gardens II Board Meeting

Minutes – May 6, 2025

1. Call to Order: The meeting was called to order at 5:05 PM.
2. Roll Call:
 - a. Board Members Present: Cliff Griffin, Hoyt Koon, Chris Pearson, Ken Robertson, Theresa Bonner
 - b. Owners Present: Debbiee Jones & Susan Perry, Michelle 308, Frank Orlando, Terry Caradona, Pat Jantomaso, Tony Repic, Antje Wortman, Lorraine Gray, Chuck & Peggy Pikalek, Kevin 102, and Karen Griffin
3. Proof of Notice: Confirmed.
4. Determination we have a quorum: Confirmed
5. Board voted to waive/approve the reading of the previous board minutes from 2/25/2025; Ken made the motion and Theresa seconded it.
6. Corey gave the Financial Report
 - a. Accounting Notes:
 - i. Delinquencies are much better.
 - ii. Attorney Pilka has the elevator flood repair funds.
7. Old Business
 - a. Chris reported on garden & roof Committees: Two clipboards posted; still no sign-ups. We will be hiring out the work.
 - b. Theresa reported on the elevator:
 - i. TKE was here last week; they are still waiting for some of the parts to arrive for repairs.
 - ii. She is working on getting the cab inside updated.
 - c. Theresa discussed Tresspassers; we have no solution that is in agreement; it is still in discussion. There have been no new tresspassers noted.
 - d. Chris gave an update on the Seawall; we are very happy with the completion of it.
 - e. Hoyt said he will measure for a ramp from the seawall cap to the dock; a task that is remaining.
8. New Business
 - a. Ken discussed the parking lot; we are in discussions on appearance options and will decide after we get prices. There are no dangers at this time.
 - b. Cliff updated on insurance funds; there is likely to be a surplus, and the board is determining the allocation of those funds. Some possibilities discussed are: Reserves, landscaping, parking lot, and land purchase.
9. Open forum
 - a. Antje asked for a correction in the minutes from last month. (This has been done.)
 - b. Antje asked about receiving Agenda again via email for owners who are not full time residents. She did not receive the email. She said she receives bills but not the minutes. Corey said he would take care of it.
 - c. Antje said Poppy came to her because she had water in her unit coming from upstairs, and was upset.
 - d. Antje asked about posting the land acquisition contract and phase one inspection, for the benefit of sellers; Corey advised against posting it publicly, and suggested sellers should contact him for copies.
 - e. Corey discussed the 308 leak into Poppy's unit; likely an AC condensation drain clog, but said Velocity will identify it.

- f. Michelle said her AC checkup is next Thursday.
 - g. Terry asked about a fence or hedges on the side of the building; yes, the board has discussed this. Access to and around the power transformer creates an issue with closing off all access.
 - h. Chris and Frank removed many of the dead shrubs, saving the condo considerably on landscaping costs. They did break a pipe, but fixed it themselves, saving \$1700.
 - i. Antje brought up the water shut-off valve locations.
 - j. Michelle asked about Poppy, Theresa, "Ameritech", and Sean (Velocity) attempting to enter her unit. She was not happy about this, since she was not contacted and it was not an emergency. Fortunately, they were not able to enter because her storm door was locked.
 - k. Tony asked for elevator clarification; Theresa said it would be \$12,500 to remodel the inside of the elevator cab.
 - l. Tony reminded the board of a second round of claims.
 - m. Tony asked the board to consider the laundry room and lockers to be considered with excess funds.
 - n. Tony also mentioned water, and electrical lines (and Cliff mentioned Spectrum cable). Corey said a licensed contractor would Call Before You Dig. Chris said we would hire a contractor that would handle all broken utilities.
 - o. Terry wants the excess funds to go towards beautification first.
 - p. Antje requested the Resident List at the mail room be updated, and noted that Jane is still listed.
 - q. Terry noted that mailbox #110 has been open for months.
 - r. Chris said wood and construction materials left in common areas must be moved within 48 hours. Some had been left by residents and/or their contractors for too long, and it did not belong to Velocity.
 - s. Chris noted the breezeway door is on order; white with vents.
 - t. Antje noted the elevator license is still expired. Corey reiterated it is still in process, waiting on parts.
 - u. Chris congratulated Deb and Sue for moving in.
- 10. Our next meeting is scheduled for Thursday July 17th, 2025 at 5pm**
11. Cliff moves we adjourn; Hoyt seconds it; 5:53pm the meeting is adjourned