

Capri Isle Gardens 2, Meeting Minutes
Date: 9/11/2025

Chris Pearson called to order at 5:01pm.

Establish Proof of Notice: Theresa Bonner confirmed she posted them over 48 hours ago.

Roll call: A quorum is established:

Board members:

Chris Pearson
Cliff Griffin
Sandi Sprenger
Carrie Johnson
Theresa Bonner
Ken Robertson

Property Manager: Corey Palmer

Residents:

Frank & Debbie Orlando
Pat Jantomaso
Richard Ban
Antje Wortman
Tony Repic
Sal & Terri Caradonna

July Minutes approved; motioned by Chris, seconded by Sandi

Governors Committee report: Theresa; all social events on hold until Velocity is done; plan for next discussion after the snowbirds are back

Financial Report: by Corey Palmer; we are within 7 cents of budget; see financials online

Old Business:

1. Leak Detection; the board voted to seek bids to hire a service to find where water intrusion occurs.
2. Landscaping; the board voted for Millenium Landscaping to be chosen after having received 3 bids. Work to begin after Velocity is finished
3. Cleaning Company; The board voted to use Morning View Pro Cleaning to soft wash the walkways. They did a great job on the first floor, cleaning up after construction. The board has noted that the current cleaning company is not doing a good job, with many complaints about the service, extending back over a year.
4. Parking Lot; no decisions have been made; we are seeking bids to budget for future maintenance and/or improvement.

New Business:

1. Elevator; Theresa was thanked for the beautiful internal face lift. A part is still on order to bring the elevator up to code. Lenny from 101 is going to facelift the doors.
2. Back Door Policy; if you open the back door, please close it. We cannot leave it open at night, or water gets in the hall on rainy nights.

3. Electrical Panels; The work will be rescheduled. Chris called Sean from Velocity to give an update in the meeting. The power company could not shut off the power due to a shared transformer. Current estimate is Oct 7 power-off, and power back on Oct 10.
4. First Floor Storm Restoration: Sean said there are only punchlist items, and they are almost done. They will still be in the area for 4-6 mos for warranty work.

Open Discussion:

Discussions included: meeting engagement, cleaning & laundry room, sign on dock, stolen laundry supplies, elevator, dock lights, public trash bins, AC mounting, back door, new patio chairs.

Next meeting, scheduled for October 16th at 5pm

Meeting adjourned: 6:01pm