

Capri Isle gardens 2  
Meeting Minutes, 7-17-2025

**Call to order:** 5:01pm

**Proof of notice:** sent in the morning of 7-15-2025

**Board roll call:**

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

**Owners Roll Call:**

Tony and Carol, 103

Sal and Terry, 109

Antje, 205

Manny, 102

Frank & Debbie, 207

Lorraine, 106

Chuck & Peggy, 307

Reading of prior minutes waived, & Motion to approve prior minutes by Sandi; Theresa seconded it

Theresa gave the governors report

Social committee, nothing new until 1st floor units are completed

Corey gave the treasury report; see web site for details. He reminded us that budgets approved after dec 31 2025 must be fully funded. June financials; we are under budget for insurance overall. Insurance has increased very little.

### **OLD Business**

**Dock adjustment;** regarding the step. We have requested estimates, and have not found a source. The step has been painted, and a sign "Watch your step" has been acquired.

**Parking Lot:** just in discussions to getting quotes for preparation for the future; parking bumpers are broken;

**Landscaping:** Carrie, Theresa, Chris got bids.

**Elevator:** update by Corey: Tech was in this week; replaced electrical parts that were under water. Further repairs are still needed.

**Electrical panel:** The whole electrical bank in electrical room needed; with three bids, Velocity provided best price, so the board had them do the job. They promised that two weeks notice will be given.

**Reserve Funds:** update given. See web site.

### **NEW BUSINESS:**

**Leak Detection:** Theresa recommended leak detection because Antje has been experiencing leaks for several years. The board will vote on it in the future.

**Key Submissions:** Theresa has the key box; only about  $\frac{1}{3}$  of the keys are in the box.  
Reminder; If we do not have a key, you will be responsible for a locksmith cost, or, if the fire department knocks down the door.  
The board is researching a better Cleaning Company alternative.  
Tenant list: the board is working on an update  
Velocity completion date estimate: August 9th  
Elevator cab refurb: mid august. Elevator will be down for this; notice will be given

**Open Discussion**

Next Board Meeting date tentatively Sept 4th at 5pm  
Chris thanks everybody for input  
Chris Motion to adjourn; Hoyt 2nd it. Adjourned at 6:21