

Capri Isle Gardens II Board Meeting

Minutes – February 25, 2025

Call to Order:

The meeting was called to order at **5:00 PM**.

Roll Call:

Board Members Present: Cliff Griffin, Carrie Johnson, Hoyt Koon, Chris Pearson, Sandi Sprenger

Owners Present: Vivian Acosta, Karin Murphy, Tony and Carol Repic, Ken Robertson, Debbiee Jones and Susan Perry, Michelle Ban, Terri and Sal Cardonna, Antje Wortman, Corey Palmer

Proof of Notice: Carrie confirmed notices were posted.

Determination we have a quorum: Confirmed

Reports:

Governors/Committees Report:

- The board has been actively working on resolving flooding issues on the first floor, including multiple meetings with Velocity, SCC, and attorneys.
- Everything is on track, and significant effort has been made to speed up getting residents back into their homes.

Treasurer's Report:

- Operating Account: **\$51,975**
- Reserves: **\$173,338**
- January financials show **\$9,000** in income, with expenses aligning closely with the budget.
- An accounting error in cable TV allocation was offset by telephone expenses, resulting in a balanced budget.

Seawall Update:

- The crew is progressing efficiently. Completion is expected in **2-3 weeks**.
- Project remains on track and moving in the right direction.

Roof Repair:

- Several roofing issues have been addressed, but new concerns have emerged.
- Debbiee & Susan's unit experienced flooding during the hurricane.
- Elevator shaft area encountered drainage problems due to an improperly installed drain pan. Sean and Mitch identified and resolved the issue promptly.
- Chris proposed forming a **Roof Committee** to:
 - Review costs and communication with the roofing company.

- Serve as an advisory group to the board.
- Address warranty concerns and review historical roofing issues.
- Collaborate with the roofing company and present findings to the board.
- The board approved; Debbiee and Antje will be on the committee.

Flood Claim:

- Initial payment has been received, covering submitted costs for **remediation, white box construction, and finishing.**
- **Permits and inspections** have been completed, allowing work on the white box to begin.
- Corey has details on individual unit coverage and will distribute this information to owners.
- **Attorney Dan Pilka** will oversee and control the disbursement of funds related to the claim.

Conclusion: The general meeting was concluded and residents who did not wish to stay on were dismissed.

Annual Meeting for Board Elections:

Chris called the meeting to order for selection of officers.

Cliff nominated Theresa Bonner, and Chris nominated Ken Robertson as additional board members, and they accepted. Theresa had indicated through a third party that she would accept the nomination, as she was unavailable.

The following officers were elected:

- **President:** Chris Pearson
- **Vice President:** Theresa Bonner
- **Secretary:** Cliff Griffin
- **Treasurer:** Hoyt Koon
- **Members at Large:** Ken Robertson, Carrie Johnson, Sandi Sprenger

Next Meeting:

- Scheduled for **March 25, 2025, at 5:00 PM.**

Adjournment:

The meeting adjourned at **5:50 PM.**