



Crescent Beach Condominium Association, Inc.
March 1, 2023
Board of Directors Meeting Minutes

1. CALL TO ORDER

The meeting was called to order by President Jeff Patterson in the Crescent Beach Condominium Social Room at 9:30 a.m.

2. CALL OF ROLL

The following five directors were in attendance as well as Mgr. Pam Carey

<i>Jeff Patterson</i>	<i>- President</i>	<i>- In Person</i>
<i>Peggy Frazier</i>	<i>- Vice President</i>	<i>- In Person</i>
<i>Pete Brown</i>	<i>- Treasurer</i>	<i>- In Person</i>
<i>Rick Burkhart</i>	<i>- Secretary</i>	<i>- In Person</i>
<i>Jack Hillegas</i>	<i>- Director</i>	<i>- In Person</i>

Owners in Attendance:

Mr. J. Tiedeken, Unit PH1
Ms. K. Hunt, Unit 1402
Ms. S. Franzese, Unit 706
Mrs. R. Jambrek-Kuettner, Unit 1108
Mr. D. Schumaker, Unit 601
Mr. & Mrs. Wiechman, Unit 203
Mr. B. Knapp, Unit 603

Mr. D. Dehaan, Unit 504
Mr. N. Tricarico, Unit 1407
Mr. & Mrs. Kallinich, Unit 607
Mr. T. Dunne, Unit 401
Mr. D. Gingrass, Unit 1408
Mr. & Mrs. Walker, Unit 1202

Owners via Zoom:
Mr. S. Raab, Unit 302

3. PROOF OF NOTICE OF MEETING

Pam Carey stated the 48-hour notice was posted on Monday, February 27th 2023 in the lobby bulletin board and emailed to all owners as required by Florida Statutes.

4. AGENDA ITEMS:

Discuss and Vote on remaining Irma Escrow Funds

Jeff Patterson – President

In March 2022 Pam Carey, Jack Hillegas and Sheelah Yawitz agreed with Venture Construction to complete the binding agreement punch list items, which included weatherstripping and priming/painting on rusting doors. However, there are still items pending.

In mid-January, we received Venture Construction Group's request for the fifth and final escrow payment of \$420,506.65. It was originally stated in the payment schedule that the final payment shall be paid upon the final walkthrough after all construction services are completed.

On Monday of this week, we had a conversation with Travis from Venture who said all contracted work at Crescent Beach is complete. He stated that all the issues that exist now, according to him, are not under the scope of work that they were hired to do and required payment in full.

We met with our attorney Stephen Falk and asked him what our alternatives were in terms of dealing with Venture and the uncompleted items from the punch list. Mr. Faulk advised us that we can determine the cost to complete the pending items and deduct from the final payment. He also cautioned us that if we do not pay Venture, they are in a position to place a lien on each unit in the building.

It is also important to note that the final escrow payment has to be approved and then released from the escrow agent, Advisor Law PLLC.

Rick Burkhart – Secretary

I find it contrary to proper engineering, fire code and building code that Venture provided us with exterior doors that swing inward with no weather stripping at all.

Venture had claimed by design the doors installed will have some air and water intrusion. Our engineer's report we received from Shoreline Structural Engineering refuted this claim and upon review of the door supplier's website, the bill of materials lists the weather stripping to be included with the doors but we did not receive any.

In my opinion, rather than paying Venture the entire \$420,506.65, I think they owe us at least the cost of weatherstripping times 117. If proper weather stripping was installed, the issues of light, wind and water intrusion could have been avoided. I have personally installed weather stripping on my door and I do not have any issues.

Jeff Patterson asked for a motion to negotiate on behalf of the association, the final amount to be paid to Venture Construction Group.

Motion was made by Pete Brown, seconded by Rick Burkhart.

Jeff Patterson voted yes, Peggy Frazier voted yes, Pete Brown voted yes, Rick Burkhart voted yes, Jack Hillegas voted yes

Motion carried unanimously, to allow Jeff Patterson to negotiate on behalf of the association, the final amount to be paid to Venture Construction Group.

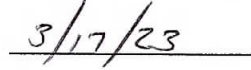
5. ADJOURNMENT

There being no further business brought before the Board, Jeff Patterson asked for a motion to adjourn the meeting.

Motion was made by Pete Brown, seconded by Peggy Frazier
Motion carried unanimously in favor to adjourn the meeting.
Meeting was adjourned at 10:49 am.



Secretary



Date