



Crescent Beach Condominium Association, Inc.

October 25, 2022

Board of Directors Meeting Minutes

1. CALL TO ORDER

The meeting was called to order by President Jeff Patterson at Crescent Beach Condominium Social Room at 10:00 a.m.

Four directors were present in person as well as Mgr. Pam Carey.

2. CALL OF THE ROLL

The Following Directors were in attendance:

Jeff Patterson	- President	<i>In Person</i>
Jack Hillegas	- Vice President	<i>Not in attendance</i>
Rick Burkhart	- Treasurer	<i>In Person</i>
Pete Brown	- Secretary	<i>In Person</i>
Dr. Lee Konecke	- Director	<i>In Person</i>

Owners in Attendance:

Mrs. D. Burkhart, Unit PH7
Mr. & Mrs. Aschacher, Unit 300
Mr. J. Barzun, Unit 800
Mr. N. Tricarico, Unit 1407
Mr. & Mrs. Kallinich, Unit 607
Ms. K. Hunt, Unit 1402
Mrs. P. Frazier, Unit 506
Mr. & Mrs. Frissell, Unit 605
Mr. & Mrs. Strickland, Unit 508

Owners via Zoom:

Mr. F. Hoogland, Unit 403
Mrs. H. Polsky, Unit 1206
Mrs. M. Hershberger, Unit PH6
Mrs. C. Bingle, Unit 1208
Mr. S. Raab, Unit 302
Mr. & Mrs. Magovern, Unit 1101
Ms. A. Kowalewski, Unit 702
Mrs. K. Barzun, Unit 800

3. PROOF OF NOTICE

Pam Carey stated the 48-hour notice was posted on the lobby bulletin board, as required by Florida Statutes and emailed to all owners on October 21, 2022.

4. APPROVE AND WAIVE READING OF MINUTES

Jeff Patterson asked for a motion to approve and waive reading of the meeting minutes from September 25, 2022.

Motion was made by Jeff Patterson, seconded by Dr. Lee Konecke. Motion carried unanimously in favor to approve and waive reading of the September 25, 2022 minutes.

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5. MANAGER'S REPORT

I was in contact with our main Xfinity representative and I was informed we will be credited for the loss of services for the past 18 days.

The pool lounge and seating chairs are due in next week, its later than expected due to Hurricane Ian.

Naples Awning - I spoke to Naples Awning and was informed they received the state approved engineering drawings last Friday. They will be submitting them to the City for approval. Once approved, they'll start fabrication. The awnings are tentatively scheduled to be installed by the end of this year.

When leaving CB for the Summer or any extended period of time, please remove all perishables & frozen items from your refrigerator and/or freezer, due to the possibility of another outage.

A-Cut Above started our annual tree trimming which was delayed due to Ian, and will continue most of the week.

6. DIRECTOR'S REPORT

TREASURER RICK BURKHART – FINANCIAL UPDATE

Our operating expenses for September were \$95,468 with a monthly budget of \$88,773. This leaves us over our monthly budget for the first time this year in the amount of \$6,695. This was driven by Hurricane Ian cleanup costs of \$11,950.

The year to date (YTD) operating expenses are \$828,099 with a YTD budget of \$829,794. This puts us \$1,694 under budget for the year.

As of Oct. 24, our reserve accounts total \$1,212,259. The major expense incurred in September was lanai knee wall and concrete repairs to 4 units totaling \$48,350.

7. NEW BUSINESS

i. Discuss and Vote on Owners Request

- a) Unit 306 request to paint lanai, remove screen enclosure and replace railing

Jeff Patterson asked for a motion to allow owners to paint the lanai.

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

Motion unanimously NOT carried to allow owners to paint the lanai.

Jeff Patterson asked for a motion to leave Unit 306 lanai painted the color it is until the repainting of CB building.

Motion was made by Rick Burkhardt, seconded by Dr. Lee Konecke.

Jeff Patterson voted no, Rick Burkhardt yes, Pete Brown voted no, Dr. Lee Konecke voted no.

Motion NOT carried 4-1, to leave Unit 306 lanai painted the color it is until the repainting of CB building

Jeff Patterson asked for a motion to allow Unit 306 to remove screen enclosure and replace railing
Motion was made by Rick Burkhart, seconded by Pete Brown.

Motion unanimously NOT carried to allow Unit 306 to remove screen enclosure and replace railing.

b) Unit PH6 request to extend unit remodel until December 16th 2022

Jeff Patterson asked for a motion to extend Unit PH6 remodel until December 16th 2022

Motion was made by Pete Brown, seconded by Dr. Lee Konecke.

Motion unanimously NOT carried to extend Unit PH6 remodel until December 16th 2022.

ii. Discuss/Vote on Engineering bid proposal for painting the building:

We have obtained two bid proposals from engineering firms to prepare bid packages and oversee painting of the building; JMC Engineering and Karen's Engineering Group. Both bids were very similar in cost and services. JMC Engineering is familiar with CB building since he has worked with us before.

Jeff Patterson asked for a motion to approve JMC Engineering bid proposal for painting the building

Motion was made by Pete Brown, seconded by Dr. Lee Konecke.

Motion carried unanimously in favor to approve JMC Engineering bid proposal for painting the building.

iii. Discuss/ Vote on altering verbiage found in the Rules and Regulations

a) **Contractor/Vendor requirement to obtain a key**

Under Contractor rules and regulations change verbiage from ~~driver's license is required to obtain a key~~ to read *Government Issued Picture ID is required to obtain a key.*

b) **Disposal of perishable food & ice when leaving your unit**

Under Leaving your unit add verbiage to read j) *Dispose of all perishables in your refrigerator and freezer and empty the ice bin if you will be gone for an extended period of time.*

c) **Renovation: List of tasks not permitted during season**

- Change verbiage from ~~Removal of interior walls~~ to read *Removal and installation of interior walls.*
- Change verbiage from ~~Removal of bathroom tubs or shower stalls~~ to read *Removal and installation of bathroom tubs or shower stalls.*

Jeff Patterson asked for a motion to alter verbiage found in the Rules and Regulations

Motion was made by Rick Burkhart, seconded by Dr. Lee Konecke.

Motion carried unanimously in favor to alter verbiage found in the Rules and Regulations

8. OWNERS QUESTIONS & COMMENTS

Questions/Comments Related to Engineering bid proposal for painting the building.

Q/1: Jerry Strickland, Unit 508

Was there a major difference in price?

A/1: Jeff Patterson, Vice President

No, the difference between the two is minimal. They were very similar proposals with an estimated cost of approximately \$25,000. The last occasion when the building was repainted, CB contracted with Gf Maron Pe Engineer who Joe Clark of JMC Engineering worked alongside. Therefore, Joe's familiarity of the building was one of our deciding factors.

Q/2: Jerry Tiedeken, Unit PH-1

Is this \$25,000 to paint the building?

A/2: Rick Burkhart, Treasurer

No, this amount is to obtain the bid package from the engineer to be presented to painting contractors. The report will include all the requirements for the job then it will be submitted to at least 3 contractors to get their bids and contractual pricing.

Jeff Patterson, President

The last time we painted the building it was at a cost of approximately \$350,000. We are anticipating the cost to increase considering concrete repairs that may need to be done.

Q/3: Jim Frissell, Unit 605

Is the engineering firm also going to do an inspection of the building?

A/3: Rick Burkhart, Treasurer

Yes, the bid packages will be developed after a building inspection and necessary repairs, methods and products will be specified. The engineer will conduct the bidding process and provide recommendations. The engineer also performs quality assurance checks during the project to ensure the contractor is meeting the specified standards.

Q/4: Jim Frissell, Unit 605

Do they also specify the type of paint to be used? I know the last time we painted, we used a special water resistant and waterproof paint.

A/4: Rick Burkhart, Treasurer

Yes.

Q/5: Nick Tricarico, Unit 1407

When you decide to paint the building are you going to possibly think of changing some of the colors?

A/5: Jeff Patterson, President

Yes, building painting will be a discussion item for the building and grounds committee. We are in the process of setting up this committee and seeking members to volunteer.

Questions/Comments Related to Wind Mitigation Mandate.

Q/6: Heidi Kallinich, Unit 607

What is the Board's plan for dealing with the current wind mitigation mandate. I recall this board has determined this was not a mandate that is enforceable. Is there any update on how we move forward?

A/6: Rick Burkhart, Treasurer

At the next Condo Documents Committee Meeting, we will have an open discussion on the mitigation mandate detailing the issues associated with the current mandate. The plan is to present this for a vote of the ownership which is required to make the mandate enforceable.

Jeff Patterson, President

Our wind insurance agent did let us know that there would be a significant savings of 25-30% if we were fully mitigated.

Heidi Kallinich, Unit 607

Yes, it is significant but when broken down it is not as significant over time for an owner. I have more issues with this than just the financial. I actually do not disagree that this is something that we should be considering as a building. I disagree with putting the onus on the owners to replace windows that are owned by the association. If something happens in the future to the window, is it now transferred as my responsibility?

Rick Burkhart, Treasurer

The board asked owners to replace windows that are the responsibility of the association. The board should have obtained group rate bids to replace all necessary windows and funded it as an association expense. However, lanai sliders and or storm shutters are the responsibility of unit owners and requires an owner vote to implement a mandate.

Heidi Kallinich, Unit 607

I just do not think it was a good idea to have owners go out and get bids. We are now faced with contractors unable to complete all windows in the allowable time. It should have been controlled and managed by the board and been done in a methodical, consistent and equitable way.

8. BUDGET WORKSHOP


The Board conducted a budget workshop to develop preliminary 2023 operating and reserve budgets. The budgets will be finalized and votes will be held at the next board meeting for approval of the operating budget and to mail the proposed reserve budget for ownership approval.

9. ADJOURNMENT

There being no further business brought before the Board, Jeff Patterson asked for a motion to adjourn the meeting. **Motion was made by Rick Burkhart, seconded by Pete Brown. Motion carried unanimously and approved by the board.**

Meeting was adjourned at 11:04am.


Secretary


Date