



Crescent Beach Condominium Association, Inc.

January 16, 2024

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.

2. CALL OF ROLL

The following four 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. & Mrs. Tricarico, Unit 1407
Mrs. P. Frazier, Unit 506
Ms. J. Hereth & Mr. P. Smith, Unit 205
Mr. D. Gingrass, Unit 1408
Mr. & Mrs. Krutulis, Unit 901
Mr. & Mrs. Tricarico, Unit 1407
Mrs. P. Frazier, Unit 506
Ms. J. Hereth & Mr. P. Smith, Unit 205
Mrs. S. Yawitz, Unit 1106
Mr. J. Cairns, Unit 704
Mr. H. Polsky, Unit 1206
Mrs. V. Hawley, Unit TH2
Mrs. S. Mientus, Unit 306
Mrs. R. Jambrek Kuettner, Unit 1108
Mr. & Mrs. Magovern, Unit 1101
Ms. J. Parkinson, Unit 905
Mr. & Mrs. Moe, Unit 805

Owners via Zoom:

Dr. J. Barzun, Unit 800
Mr. & Mrs. O'neil, Unit 1007
Dr. Z. Karim, Unit 405
Mr. & Mrs. Kratz, Unit 606
Mr. & Mrs. Strickland, Unit 508
Mr. & Mrs. Schumaker, Unit 601
Mr. F. Hoogland, Unit 403
Mr. S. Drake, Unit 407
Mr. A. Carey, Unit 802
Mrs. N. Patterson, Unit 902
Mrs. L. Knapp, Unit 603
Mr. & Mrs. Kallinich, Unit 607
Mr. & Mrs. Hershberger, Unit PH6
Ms. C. Koehler, Unit TH1
Ms. L. Deponte, Unit TH1
Mr. W. Klug, Unit 906
Mr. & Mrs. Walker, Unit 1202
Ms. C. Shoffner, Unit 804
Mr. S. Vowels, Unit 1405
Mrs. C. Bingle, Unit 1208
Ms. A. Kowalewski, Unit 702
Mr. S. Raab, Unit 302
Mr. S. Frank, Unit 308

3. PROOF OF NOTICE OF MEETING

Jeff Patterson stated the 48-hour notice was posted on Friday, January 12th 2024 in the lobby bulletin board and emailed to all owners as required by Florida Statutes.

4. APPROVE AND WAIVE READING OF PREVIOUS MEETING MINUTES

Jeff Patterson asked for a motion to approve and waive reading of the following meeting minutes:

October 27, 2023 - Board of Directors Meeting & Budget Workshop Meeting, November 1, 2023 - Board of Directors Meeting and November 21, 2023 - Budget Adoption Meeting

Motion was made by Jeff Patterson, seconded by Pete Brown.

Motion carried unanimously in favor to approve and waive reading of the following meeting minutes

October 27, 2023 - Board of Directors Meeting & Budget Workshop Meeting, November 1, 2023 - Board of Directors Meeting and November 21, 2023 - Budget Adoption Meeting

5. OFFICERS & MANAGER REPORT

PAM CAREY - Managers Report

- A registration form is available for owners that require us to distribute proposals via email on the installation of High Impact Glass and Hurricane Shutters from 3 companies Guardian, 1st choice.
- Kindly note that anyone using bicycles are required to park them either in the designated bicycle tiki hut or the bike rack located outside the parking area. Alternatively, inside their unit.

JEFF PATTERSON – Announce New Employee Kevin Medina

We recently emailed all owners information regarding our new maintenance assistant, Kevin Medina who we hired on Monday January 15, 2024. He is fluent in Spanish and English and is currently learning Japanese. He has a master's degree in graphic design and graduated from Florida State University. We are privileged to have him. He will serve a 90 days probationary period. His progress so far has been remarkable.

PETE BROWN – Financial Update

The year-end budget was in line with the budgeted amount; However, the paint project depleted reserves by \$755,000. As quarterly assessments continue to rise, reserves will gradually accumulate.

6. AGENDA:

i. Discuss CB's Wind Mitigation Program

To avoid the association coordinating the work and invoicing the owner, it is imperative to be under contract by February 1, 2024, and this deadline is rapidly approaching. We have informed all owners that we have received three bids. To prioritize cost-effectiveness, we will select the most competent bidder with the lowest price to install for unit owners who have not registered by February 1st. Therefore, we wanted to ensure that we have reiterated this point multiple times. There remains a considerable number of unresolved inquiries. We requested that owners submit questions through an online platform.

ii. Discuss/Vote on extending the mandatory replacement period for hot water heaters from 6 to 8 years.

I want to inform you about an important decision reached by the board members regarding our condominium's hot water heater replacement period. After conducting a search among other condos along the beach, it was discovered that most of them have a hot water replacement cycle of eight to ten years.

Jeff Patterson asked for a motion to extend the mandatory replacement period for hot water heaters from 6 years to 8 years.

Motion was made by Rick Burkhart, seconded by Peggy Frazier.

Jeff Patterson voted yes, Peggy Frazier voted yes, Pete Brown voted yes, Rick Burkhart voted yes, Jack Hillegas voted no.

Motion carried 4-1 to extend the mandatory replacement period for hot water heaters from 6 to 8 years.

iii. Discuss/Vote on the shutter installation policy

Jeff Patterson asked for a motion to install hurricane rated ivory Accordion Shutters on hallway windows.

Motion was made by Peggy Frazier, seconded by Rick Burkhart.

Motion carried unanimously in favor to install hurricane rated ivory Accordion Shutters on hallway windows.

iv. Discuss/Vote on pool area landscape

Over the past few months, members of our Building & Grounds Committee have been working on developing a landscape project plan for our property. Estimates were provided by Greenbird, Caribbean, and Island Garden landscapers, and a big shout out to Roanne Jambrek for the hours of work she dedicated to this project.

- Greenbird proposal included 15-25 plants at \$16,040 and no stone.
- Caribbean, our current landscaper proposed 152 plants, 25 ton of stone (Jim Melka negotiated stone pricing). \$7,576 + \$5,000 = \$12,576.
- Island Garden Landscapers proposed 146 plants, purchase stone from them. \$33,920.

Jeff Patterson asked for a motion to approve the pool area landscape proposal as presented by Caribbean landscaping and removal of the palm tree adjacent to the pool house.

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

Motion carried unanimously in favor to approve the pool area landscape proposal as presented by Caribbean landscaping. Additionally, the removal of the palm tree and the incorporation of a warranty for the plants.

v. Discuss/Vote on installation of Bocce Ball Court

Outcome: Several owners were against the idea of the installation of a bocce ball court based on the proposed location.

Jeff Patterson asked for a motion to table the vote on installation of a Bocce Ball Court

Motion was made Jack Hillegas, seconded by Pete Brown

Motion carried unanimously to table the vote on installation of a Bocce Ball Court

vi. Announce the results of the December 15, 2023 vote to amend the Amended & Restated Declaration of Condominium Association Section 11.3 (C) Flooring.

President Jeff Patterson announced the results of the December 15, 2023 vote to amend the Amended & Restated Declaration of Condominium Association Section 11.3 (C) Flooring.

There was a total of 90 owners who participated in the vote. Out of the 117 owners, 44 voted in favor of the amendment while 46 voted against it. This particular issue required a two-thirds majority vote in order for the amendment to be passed. The vote to amend the declaration was defeated.

7. OWNERS QUESTIONS & COMMENTS

Unit 302 - Stephen Raab: Wind Mitigation & Insurance Update

Our current board has done just a superb job. Rick Burkhart, Jeff Patterson, Pete Brown, Peggy Frazier and Jack Hillegas.

The board of the association is working diligently to ensure that our wind insurance policy renews on April 15, 2024, with Citizens Property Insurance Corp. The association has been fortunate to have Citizens as our wind hurricane carrier as rates have doubled and tripled.

As it relates to getting your unit fully mitigated, the board has made it simple for residents by sourcing 3 companies Eurex, 1st Choice or Guardian.

The association also has another policy coming up in October, which is the smaller wind property policy with QBE Insurance Corp. If the association can achieve 100% wind mitigation, it will help the association save significant money. The current wind deductible is only 3%, but if the association had a 20% wind deductible on a \$40 million claim, it would be an \$8 million loss assessment to be shared by everyone. This is a win-win situation for both the owner and the association.

There are probably 70 owners who have already complied with the wind mitigation mandate.

The association's goal is to get the insurance renewal done by April 15, 2024, and to demonstrate that they have done what they need to do to get through this difficult time. I am so grateful for the support of the board and the opportunity to work together to ensure the association's safety and well-being.

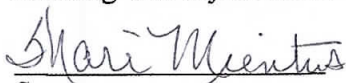
8. ADJOURNMENT

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

Motion was made by Peggy Frazier, seconded by Rick Burkhart

Motion carried unanimously in favor to adjourn the meeting.

Meeting was adjourned at 12:15 pm.


Secretary

2-9-2024
Date