



Crescent Beach Condominium Association, Inc.
December 19, 2022
Board of Directors Meeting Minutes

1. ROLL CALL

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

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

Jeff Patterson	- President	- Via Zoom
Jack Hillegas	- Vice President	- In Person
Rick Burkhart	- Treasurer	- In Person
Pete Brown	- Secretary	- Not in attendance
Dr. Lee Konecke	- Director	- In Person

Owners in Attendance:

Ms. K. Hunt, Unit 1402
Mr. J. Cairns, Unit 704
Ms. P. Frazier, Unit 506
Mr. & Mrs. Kallinich, Unit 607
Mr. D. Schumaker, Unit 601
Mr. & Mrs. McMahon, Unit 701

Via Zoom:

Mrs. V. Hawley, Unit Th2
Ms. E. Courtney, Unit 1001
Mr. S. Raab, Unit 302
Mrs. J. Tricarico, Unit 1407
Mr. F. Magovern, Unit 1101

2. PROOF OF NOTICE OF MEETING

Pam Carey stated the 48-hour notice was posted on Friday January 16th, 2022 in the lobby bulletin board and emailed to all owners as required by Florida Statutes.

3. APPROVE AND WAIVE READING OF PREVIOUS MEETING MINUTES

Jeff Patterson asked for a motion to approve and waive reading of the meeting minutes from November 17, 2022.

Motion was made by Rick Burkhart, seconded by Dr. Lee Konecke. Motion carried unanimously in favor to approve and waive reading of the November 17, 2022 and November 2, 2022 meeting minutes.

4. DISCUSS & VOTE ON RESUMING WINDOW & SHUTTER INSTALLATION ON TUESDAY JANUARY 3, 2023

At the September 21, 2022 Board of Directors Meeting a unanimous motion was carried by the Board to approve extending window and shutter installation until December 16th with a moratorium the week of Thanksgiving with the anticipation that the remaining windows would be completed. Currently there are at least 20 owners still under contract but not yet completed.

JACK HILLEGAS - WINDOW & SHUTTER INSTALLATION

I normally would oppose this procedure, but given the fact that a majority of our owners have already paid a 50% deposit. It would be an unacceptable decision on our part if we did not allow the Window & Shutter Company to return to complete installation. I've been in the construction business all my life; I've seen some companies go down that you would not expect. The sooner we grant approval for owners under contract to resume installation of Window & Shutter Installation, I think the better it is for everybody in the building.

Jeff Patterson asked for a motion to allow an owner currently under contract or who becomes under contract to proceed with installation of windows and shutters starting January 3, 2023.

Motion was made by Rick Burkhart, seconded by Dr. Lee Konecke. Motion carried unanimously in favor to allow an owner currently under contract or who becomes under contract to proceed with installation of windows and shutters starting January 3, 2023.

RICK BURKHART – ROYAL PALM CHRISTMAS LIGHTS

A few owners had inquired on the possibilities of adding Christmas lights to the Palm Trees. We obtained several bids from various companies then eventually contracted with Rise and Shine Tree Service at a total cost of \$5,200 which covers removal and installation, LED Christmas lights, extension cords and the use of the bucket truck. Christmas lights were installed on only 16 palm trees to allow owners the opportunity to determine if they wanted to keep as is or do the entire driveway up to the building. An email will be sent shortly to solicit owner's feedback on how we approach this going forward.

5. OWNERS QUESTIONS & ANSWERS

Questions/Comments Related to Installation of Windows and Shutters

C/1: Doug Kallinich, Unit 607

We are in agreement that you allow owners the permission to install windows and shutters, whether they are already contracted or if they are going to get under contract.

Q/1: Sally Aaron, Unit 706

Do you think there are any owners that do not intend on ensuring they have Miami Dade Code compliant windows and shutters?

A/1-1: Rick Burkhart, Treasurer

On Tuesday January 10th 2023 at 10 am in the Social Room there will be a condo documents committee meeting where we will discuss the current wind mitigation mandate which is not enforceable as it is now. This must be presented to the ownership for a vote for implementation. If the majority vote that they want to keep the mandate in place then all owners will have to comply.

A/1-2: Lee Konecke, Unit 600

I attended a legal seminar that deliberated on the current Structural Integrity Reserve Study. Windows are a part of the crucial structural element for repair and if we get a structural engineer to inspect the building, if we are told they are not proper windows and we do not replace them, we are liable both the association and the board. This is even more reason to let everybody get this done as soon as we can.

Q/2: John Cairns, Unit 704

Have the majority of the owners made arrangements to install the Miami Dade code compliant hurricane high impact windows?

A/2: Rick Burkhart, Treasurer

Yes, more than the simple majority required to pass the mandate have already installed or are currently under contract for installation. This is why I am confident the vote for all owners to install Miami Dade Code compliant hurricane protection will pass.

Questions/Comments Related to Palm Tree Christmas Lights

Q/3: Doug Kallinich, Unit 607

Is there an issue if you leave the lights year-round for landscape maintenance and are there wires on the ground?

A/3: Rick Burkhart, Treasurer

The wires are on the ground, running along the hedge lines in the mulch. There should not be a landscape issue and they are clear of mowers. If we were going to keep the lights permanently installed by keeping them up in season or year-round, we would want to install buried cable. However, we need to determine what the majority of owners would like to do.

Q/4: Doug Kallinich, Unit 607

Are there any codes or regulations with the city of Marco for leaving lights up all the time?

A/4: Rick Burkhart, Treasurer

I am not aware of any such regulations. However, we would ensure we are not in violation of the sea turtle lighting guidelines or any other regulations before making any permanent changes.

Q/5: Kathy Hunt, Unit 1402

I really think the lights look beautiful on the palm tree trunks, if lights were installed on every other tree, we could also install on the leaves and that would create the palm frost effect.

A/5: Rick Burkhart, Treasurer

I think once the royal palm fronds return to their full spread, then perhaps we could do that but they are all too upright now due to frond loss from Ian. Shortly, we will be sending an email to the ownership to solicit your ideas and suggestions and get an informal vote from owners.

Questions/Comments Related to Replacing Hot Water Heater every 6 years

Q/6: Sally Aaron, Unit 706

I know that we replace water heaters every six years, I think most of the other condos on the island do it every ten years. What is the reasoning?

A/6-1: Rick Burkhart, Treasurer

A typical hot water heater usually has a six-year warranty. However, there are more expensive units available with longer warranties, often up to ten years. It is a topic we could review but 6 years has worked well for us in the past and does not require verification of type of water heater installed and associated warranty.

A/6-2: Dr. Lee Konecke, Director

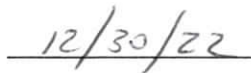
Over time, your hot water heater tank will accumulate sediment from the minerals and particulates from the water supply. Ideally, you're supposed to drain it every three to six months to remove the sediment. If not removed, this may erode the inside and cause leaking.

6. ADJOURNMENT

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

Meeting was adjourned at 10:21am.


TREASURER



Date

CLR Secretary