



**Crescent Beach Condominium Association, Inc.  
November 2, 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 12:00 p.m.

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

**2. CALL OF THE ROLL**

The following directors were in attendance:

<b>Jeff Patterson</b>	<b>- President</b>
<b>Jack Hillegas</b>	<b>- Vice President</b>
<b>Rick Burkhart</b>	<b>- Treasurer</b>
<b>Pete Brown</b>	<b>- Secretary</b>
<b>Dr. Lee Konecke</b>	<b>- Director</b>

**Owners in Attendance:**

*Mr. & Mrs. Walker, Unit 1202*  
*Mr. S. Varsano, Unit 708*  
*Ms. J. Parkinson, Unit 905*  
*Mr. J. Clark, Unit 500*  
*Mr. & Mrs. Kratz, Unit 606*  
*Ms. S. Yawitz, Unit 1106*  
*Mr. & Mrs. O'Neil, Unit 1007*  
*Ms. S. Franzese, Unit 706*  
*Mrs. R. Kuettner, Unit 1108*

**Owners via Zoom:**

*Mr. S. Raab, Unit 302*

**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 31, 2022.

#### **4. NEW BUSINESS**

##### **i) Vote to mail and Approve Operating Budget**

**Jeff Patterson asked for a motion to mail and Approve Operating Budget.**

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

**Motion carried unanimously to mail and Approve Operating Budget**

##### **ii) Vote to mail the Proposed 2023 Reserve Budget for owners approval**

**Jeff Patterson asked for a motion to mail the Proposed 2023 Reserve Budget for owners approval.**

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

**Motion carried unanimously to mail the Proposed 2023 Reserve Budget for owners approval**

#### **5. OWNERS QUESTIONS & COMMENTS**

##### **Q/1: Sam Varsano, Unit 708**

What was your assessment of the impact of the hurricane on our financial structure?

##### **A/1: Rick Burkhart, Treasurer**

The total cleanup and restoration cost came to an approximate total of \$12,000. CB held up very well and sustained only minor damage. We know of two units that sustained minor water intrusion, another unit had lanai screen and handrail damage and the south stairwell roof access door was destroyed. No building glass was broken and all roofs appear to be in good shape, although we intend to have them inspected. We did sustain significant landscape damage, including two palm trees down. Our new Clusia hedge was blown down but has been replanted. Therefore, the financial impact of hurricane Ian is minimal and no insurance claim is necessary.

##### **Q/2: Charles Kratz, Unit 606**

Has the board made a decision as it pertains to window and shutters installation beyond the extended deadline of October 31<sup>st</sup>?

##### **A/2: Jeff Patterson, Vice President**

At the September 21, 2022 B.O.D Meeting a motion was passed by the board to extend window/shutter installation until December 16<sup>th</sup> with a moratorium the week of Thanksgiving. This only applies to contracts already submitted and permitted.

##### **Rick Burkhart, Treasurer**

The board made a commitment to reevaluate the deadline in January 2023 if we need to extend beyond December 16<sup>th</sup>. Also, if an owner gets contacted by their window/shutter installer, talk to the board.

##### **Q/3: Bob O'Neil, Unit 1006**

How far along are we on window installations in terms of the Wind Mitigation mandate?

##### **A/3: Rick Burkhart, Treasurer**

There are approximately 20 units left that are currently under contract and not yet completed.

**Q/4: Jack Clark, Unit 500**

I'm Jack from Unit 500. I have not replaced my windows. They've been here for 34 years. I've gone through hurricane after hurricane and have never sustained any damage to the windows. Why am I asked to replace my windows?

**Jeff Patterson, President**

First of all, you're lucky that you didn't have damage because a number of owners did sustain damages during Hurricane Irma.

Secondly, for safety reasons it is always recommended to abide by current building codes.

Last but not least, there is an ongoing increase in our wind insurance rate, our insurance agent has confirmed we can obtain a reduction of 20-25% if the building becomes fully mitigated. This means it is required for all 117 units exposed openings including windows and doors to be high impact rated in order to get the building fully mitigated.

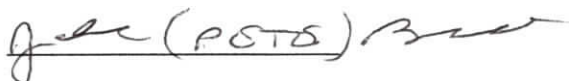
**Steve Raab, Unit 302**

I think if the building became fully mitigated it would be an advantage for the association and a plus for all owners at large. I would suggest for the owners who have not yet attempted to replace their windows and shutters, if we can obtain a reduced rate group proposal on the remaining in order to achieve the goal of fully mitigating the building.

**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 Rick Burkhardt, seconded by Pete Brown. Motion carried unanimously and approved by the board.**

Meeting was adjourned at 12:20pm.



Secretary



Date