



**Crescent Beach Condominium Association, Inc.**  
**November 18, 2021**  
**Board of Directors Meeting**

**CALL TO ORDER**

This meeting was called to order by Sheelah Yawitz, President of Crescent Beach Condominium at 10 AM in the Social Room.

**ROLL CALL**

**The Following Directors were in attendance in person or on by phone:**

Sheelah Yawitz	President	in person
Ronald Rebner	Vice President	by phone
John Brown	Treasurer	by phone
William Knapp	Secretary	in person
Lee Konecke	Director	by phone

**OWNERS PRESENT:**

M&M Burkhardt, Unit PH7	J. Parkinson, Unit 905
M&M Oniel, Unit 1007	V. Hawley, Unit TH2
L. DePonte, Unit TH1	S. Mientus, Unit 306
B. Powers, Unit 404	M&M Strickland, Unit 508
J. Lipic, Unit 900	J. Hillegas, Unit 301
M. Schulz, Unit 1107	M&M Barzun, Unit 800
R. Jambrek, Unit 1108	

**PROOF OF NOTICE OF MEETING & DETERMINATION OF QUORUM:**

Yawitz stated the 14-day Notice of this Board of Directors Meeting was posted on the lobby bulletin board as required by Florida Statutes and emailed to all owners on November 4, 2021. In addition, the Budget Packet was mailed by USPS to each owner on November 4, 2021. Additional Agenda was posted November 12, 2021.

All directors were in attendance or on by phone, as well, as Mgr. Pam Carey.

## **APPROVE AND WAIVE READING OF OCTOBER 20, 2021 MEETING MINUTES:**

Yawitz asked for a motion to approve and waive reading of the prior meeting minutes from October 20, 2021. Knapp made a motion, seconded by Brown. Motion carried in favor to approve and waive reading of the October 20, 2021.

## **OFFICERS' REPORTS:**

### **President Yawitz reported:**

- Condo Sales  
In 2021 we've had 12 units sold at CB to date. Values continue to soar. CB will continue to do our part in keeping our Condo beautiful and safe. We thank all owners/guests for doing their part in taking pride in our condo and maintaining it accordingly.
- Hot Water Heater Replacements  
For 2021, we still have 2 units remaining to have their water heater replaced. Reminder, the Board passed a rule that hot water heaters must be replaced when they are 6 years old. If they are not, and there is damage from your water heater, you will be liable for your damage and damage done to another unit from your water heater.  
In 2022, we have 25 water heaters to be replaced. You will be notified by the office in January 2022 if you are on this list. Office will work on group rates for replacement from several plumbers for you to choose from.

### **Manager's Report:**

#### **2021 Completed Projects**

- Stahlman Irrigation installed new zones and heads for new landscaping and west side of the building. Landscaping was done by O'Donnell Landscaping.
- Condee Electric replaced 7 damaged toilet exhaust fans on the roof at a cost of \$16,870; replaced the aviation lights over the cooling tower, removed 4 leaking bladders on the roof and replaced with 2 on the roof to alleviate water hammers.
- Tannassee Fire Protection replaced the Fire Transfer Switch & Fire Pump Controller in the pump room as it wasn't working properly and we couldn't repair due to obsolete parts. Pressure Relief Valve was replaced and Tannassee replaced 2 Fire Hydrants at front landscape.
- Cypress Access System replaced our outdated access control panel for all our electronic doors.
- Cypress Access System replaced the network video recorder and upgraded with IP Video 16 camera System with TV Monitor.
- Gulfstream installed a Willseal 250 Expansion Joint on the south garage.
- Gulfstream pressure washed and applied two coats of brown xylene stain on all walkway Bomanite areas.
- Gulfstream re-painted red metal roofs to maroon with a high-quality Kynar Aquatic Never Fade urethane paint with a 10-year warranty.



## 2021 Upcoming Projects

- Bain Sealcoat to coat all black top areas – starting week of December 6, weather permitting.  
Starting at North Parking Area by the maintenance room, bicycle/Tiki Hut and NW overflow parking area. Prior to starting we will advise of the accessible driveway layout.  
The 1<sup>st</sup> sealcoat application will be on Monday, December 6<sup>th</sup>  
The 2<sup>nd</sup> sealcoat application will be on Tuesday, December 7<sup>th</sup>  
Restriping the parking lines will be on Wednesday, December 8<sup>th</sup>.  
South Parking Area:  
1<sup>st</sup> sealcoat application will be on Thursday, December 9<sup>th</sup>  
2<sup>nd</sup> sealcoat application will be on Friday, December 10<sup>th</sup>.  
Restriping parking lines will be on Saturday, December 11<sup>th</sup>
- Cracked Washing Machine Cast Iron Pipes.  
We recently discovered an 8' crack in a cast iron washing machine pipe. It was found after I received a phone call from an owner in the unit above, when they were alerted by a flood buster going off, which was in the hot water heater pan.

We are in the process of obtaining quotes to remove these cracked pipes and CIPP Lining the pipes (Cured in Place Pipes). First quote was \$105,000. We will keep owners advised of this project.

***We've had a lot of expensive projects during 2021 and we're doing our best at holding our reserves around \$1 million.***

## **NEW BUSINESS:**

- a) Approve Amendment Incorporating Revisions to the Condominium Act adopted by the Florida Legislature, effective 7/2/21.**

In our Amended and Restated Condominium Declarations, language was included to allow new FL Condominium Statutes to be amended to our Declarations by a vote of the Board. This way CB doesn't have to Re-state these Declarations with an owner vote. We have an amendment prepared by CB's attorney Steve Falk.

The legislative changes include language regarding: retaining bids for at least one year from receipt of bid; board term limits of 8 years commence on July 1, 2018; allowing increase in lease fees; fines from owner who was fined is due in five days; Association required to maintain all ballots, sign-in sheets, voting proxies and all other papers and electronic records for at least one year after date of election, vote or meeting; and several other subjects. A copy of the Amendment with FL Condo changes will be available in the CB office.

I'd like a motion to accept the Certificate of Amendment as prepared by CB's Attorney, Steve Falk. Motion was made by Knapp, seconded by Brown and unanimously passed.

**b) Ownership Vote. Total Proxies received was 95.**

- Ownership Vote to approve **Partial Funding** for the Yr. 2022 Replacement Reserve in the amount set forth by your Board of Directors. This selection will provide for an increase in the average annual reserve assessment of \$3,019 per unit.  
**In Favor - 88; Opposed - 7.**
- Ownership Vote to approve **Fully Funding** for the Yr. 2022 Replacement Reserve. This selection will result in a substantial increase in the average annual reserve assessment for Yr. 2021 to over \$14,609 per unit. **In Favor – 2; Opposed – 93.**
- Vote to **rollover** any year-end Operating surplus to the Next Budget Year. **In Favor – 93; Opposed – 2.**

**c) Board vote to approve contract with Taylor Tennis.**

Contract is to fix our court surfaces. In addition, the existing portable pickle ball court nets will be removed and a new installation of pickle ball net posts will be anchored on the concrete deck. Taylor Tennis will also replace both pickle ball court nets. On the west tennis court, we will have pickle ball lines painted in a different providing for 2 additional PB courts when there is an overflow needed for pickle ball players. On these two additional courts, we will have portable pickle ball nets.

We have also contracted with Taylor Tennis to remove existing vinyl chain link fence – sand to remove rust, apply 2 coats of green color paint, upon re-installing the fence it will be raised to prevent dragging on court surface. Contracts contain a 2-year warranty.

CB has budgeted for this project.

Special thanks to Jack Hillegas (Unit 301) and Rick Burkhart (Unit PH7) for their volunteer work on this project. Their previous work experience was very helpful. We expect work to be done in early 2022.

Motion was made by Knapp, seconded by Brown and unanimously passed to accept these contracts.

**d) Board vote to approve contract with JMC Engineering Inc. (Joe Clark, formerly with Forge)**

CB received 4 credible proposals with references. This is not the 40 year engineer study which includes structural and electrical engineer inspection. CB did not need to engage in the 40 year engineer study. We have contracted for the structural engineer study at a cost of \$7,500, which includes inspecting 15% of our lanais. CB has budgeted for this expense.

Again, thanks to Jack Hillegas (Unit 301) and Rick Burkhart (Unit PH7) for their volunteer work on this project. Their prior work history with engineers was very helpful to CB Board.

Motion was made by Rebner, seconded by Brown and unanimously passed to accept this contract.



Reminder: as stated and included in our Minutes of October 20, 2021: If the recommendation from the engineer is to paint/caulk our building in 2022, which will cost approximately \$350,000, the Board will ask the owners if they want to draw the funds from our Reserves or have a special assessment. Currently we have this projected budgeted for in 2023.

The good news. Pam and I spent 5 hours Tuesday and Wednesday with our engineer, Joe Clark, during his inspection. He recommends repainting our building to be done 2023 – which is when it is budgeted!

There are several areas needing concrete work that Joe recommends be done within the next 6 months – in some lanais and some stucco areas around our property. We are not waiting the 6 months. They are being addressed starting today. Concrete repair will be noisy. So, we apologize for the noise and inconvenience.

Engineer Clark also made some recommendations regarding the resurfacing of our courts. We will follow his recommendation. We just passed a contract with Taylor Tennis to do this work. The contract will be revised once the engineer's recommendations are received.

All in all, our building is in very good structural condition.

**e) Board vote to require all units to obtain Mitigation Verification approval by 12/31/23.**

First, we want to thank the ownership for approving the 2022 Reserves which includes \$65,000 for CB to upgrade sliders between elevators. Currently they are regular pane. To work toward being fully mitigated, they need to be high impact. For CB to be FULLY mitigated, all glass through CB must be approved to Miami Dade standards. Currently approximately 50 of our 117 owners have been certified as mitigated and several more owners have already scheduled their window upgrades.

Second, I will be asking for a motion to have that all owners be required to have their unit certified as mitigated no later than 9/30/23. Please note this is a change from the 12/31/23 date listed on our agenda as this type of construction is only allowed from May 1 – September 30.

Motion was made by Knapp, seconded by Brown and unanimously passed.

When an owner's unit receives Mitigation Verification, it will decrease their wind coverage. And, when CB is fully mitigated, it will help stabilize or decrease our wind coverage.

If all could comply within 1 year vs 2 years, it would help control Wind Insurance costs when renewed April 15, 2023.

**f) Board vote to approve contract with Pipe Restoration Solutions, PRS. to line all 6 Cast Iron Roof Leaders (Drain Pipes).**

CB had this budgeted in our 2022 Reserves. But, due to recent water damages from these drains to 2 of our units, this project was started in 2021. We had 2 large cracks in one cast iron roof drain in the '05 stack. Then shortly thereafter, the exercise room had water from the ceiling due to cracked pipe. Units 1205 & 1405 were replaced with PVC, the crack found in the fitness room was CCIP. After this second crack we obtained quotes to CIPP Lining all 6 roof drain pipes (Cured In Place Pipes).

They were replaced with PVC. After this second crack we obtained quotes to CIPP Lining all 6 roof drain pipes (Cured In Place Pipes).

Motion was made by Knapp, seconded by Brown and unanimously passed to contract with PRS.

**UNFINISHED BUSINESS:**

**Yawitz Reported:**

Canopy Project.

We are under contract with Sunmaster of Naples, Inc., to restore our canopies to their original design- from building to garage. We teleconferenced with Sunmaster a week ago. We are scheduled for demolition in January. When we have a specific date, owners will be advised. Cost is \$260,271.

Hurricane Irma Update.

We are down to a punch list of items with Venture Construction. For those affected, it undoubtedly seems long overdue. It does to the Board also.

Materials are finally starting to come in so we can start replacement of sliders damaged by Hurricane Irma. Dates of installation for the first two units will be Nov 22 & 23; Nov 29 & 30. More installation will be scheduled. We apologize in advance for this disruption.

We are still waiting on materials to finish the remaining doors/frames. When materials are received and scheduled, they will also complete the miscellaneous adjustments to front entry doors and weather stripping.

We are waiting on a quote to replace the storage room & pool house vents with fiberglass.

Separate from Venture work:

\* In January 2022 Hannula Landscaping will be restoring sand, 6" deep, to the west side of CB's property. They roto till the sand, then spread, and add rip rap rock around the landscape.

\* In the summer of 2022 we will repair and re-seal all Bomanite driveway areas.

### **OWNERS QUESTIONS/COMMENTS TO BOARD:**

**Q:** Owners asked how they would know if their unit is fully mitigated; and could we get a group rate on windows needing replacement?

**A:** Management will email owners a list of Mitigation Inspectors. In addition, we are in the process of obtaining proposals for glass windows/sliders and hurricane shutters. This is priority for CB and we will share the information with owners when compiled.


***Before we conclude, the Board wished everyone a happy Thanksgiving. Enjoy your family, friends and Crescent Beach!***

### **SCHEDULE NEXT BOARD MEETING:**

The Annual Meeting is scheduled for Tuesday, February 1, 2022, 10 a.m. in the N. Courtyard at Crescent Beach.

### **ADJOURNMENT:**

Yawitz asked for a motion to adjourn the meeting. Knapp made the motion which was seconded by Brown. Motion unanimously was unanimously approved, 5-0. Meeting was adjourned at 10:45 AM.

  
\_\_\_\_\_  
William Knapp, Secretary

11-23-21  
Date