



**Crescent Beach Condominium Association, Inc.**  
**April 22, 2022**  
**Board of Directors Meeting Minutes**

**1. CALL TO ORDER**

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

**2. CALL OF THE ROLL**

The Following Directors were in attendance:

Jeff Patterson	President
Jack Hillegas	Vice President
Rick Burkhardt	Treasurer
Pete Brown	Secretary
Lee Konecke	Director

**Owners in Attendance:**

<i>Ms. J. Hereth, Unit 205</i>	<i>Mrs. D. Burkhardt, PH7</i>
<i>Mr. B. O'Neil, Unit 1007</i>	<i>Mr. &amp; Mrs. Aschacher, Unit 300</i>
<i>Mrs. Soden, Unit 1000</i>	<i>Ms. S. Franzese, Unit 706</i>
<i>Mr. &amp; Mrs. Tricarico, Unit 1400</i>	<i>Drs. J&amp;K Barzun, Unit 800</i>
<i>Mr. &amp; Mrs. Hutchinson, Unit 700</i>	<i>Mrs. R. Kuettner, Unit 1108</i>
<i>Ms. P. Frazier, Unit 506</i>	<i>Mrs. N. Patterson, Unit 902</i>
<i>Mr. B. Wolfson Unit 604</i>	<i>Mrs. S. Mientus, Unit 306</i>
<i>Mr. D. Schumaker, Unit 601</i>	<i>Mr. A. Carey, Unit 802</i>
<i>Ms. J. Parkinson, Unit 905</i>	<i>Mrs. V Hawley, Unit TH2 (Zoom)</i>
<i>Mr. &amp; Mrs. Magovern, Unit 1101</i>	<i>Mrs. C Bingle, Unit 1208 (Zoom)</i>
<i>Mr. J. Tiedeken, Unit PH1</i>	<i>Mr. S. Raab, Unit 302 (Zoom)</i>
<i>Ms. K. Hunt, Unit 1402</i>	<i>Mrs. M Hershberger, Unit PH 6 (Zoom)</i>
<i>Ms. S. Yawitz, Unit 1106</i>	<i>Mrs. D. Burkhardt, PH7</i>

**3. PROOF OF NOTICE**

Five directors were present and Mgr. Pam Carey. Jeff Patterson stated the 48-hour notice was posted on the lobby bulletin board as required by Florida Statutes.

**4. APPROVE AND WAIVE READING OF MINUTES**

Jeff Patterson asked for a motion to approve and waive reading of the prior meeting minutes from March 25, 2022 and April 7, 2022.

**Motion carried in favor to approve and waive reading of the March 25, 2022 and April 7, 2022 minutes.**

## 5. MANAGER'S REPORT

### Trash System:

On Tuesday May 4, 2022, Wilkenson HiRise will be on property to power wash the trash chute and room using a Bio-Enzyme cleaning agent during the power wash.

On Monday May 9<sup>th</sup>, Wilkenson will return to begin replacing the entire system with BISORTER equipment. Each floor will have new 2 Button Keypads, eliminating the 4 buttons. The recycling system will be down for most of the week. Owners in residence will be asked to place all their garbage & recyclables on the floor in the trash room, and we will remove it each morning.

### Royal Palms

CB is considering signing a contract with O'Donnell's Landscaping to install 3 Royals at a total of \$9,000 with a 6-month warranty, and possibly another to replace the one we lost at the portico.

Also, as an attempt to stop people coming on our property to go to the beach, I recommend a shrub called Clusia, similar to the one at the diesel tank. We would install 151' of shrub on the south property line between Gulfview & CB at a cost of \$3,287 to include mulch.

Pool Furniture: I reached out to Leaders Furniture and Florida Patio to purchase more lounge chairs for the pool/spa area, as many are due to be replaced, if they can't be repaired. The cost of 15 lounge chairs would be approximately \$5,000

For more shade at the pool deck, I contacted Traditional Tiki Huts, which will be here next week, to determine potential options to provide more shaded areas at the pool. They build custom Tiki's, possibly rectangle in size.

**All units will have their Dryer Vent Cleaned during this summer and you will be billed on your 3<sup>rd</sup> Q Assessment.**

Tentatively, each Washing Machine cast iron stack will have a camera inspection, removal of any scale or debris before it is lined (CIPP-Cured in place pipe). This process will start on the roof, down to the ground floor. PRS will have to access drywall in some units, but CB will repair with new drywall. They will do a "Start & Stop" method at the lateral fittings and provide an "after lining" video to determine if the liners are installed properly.

## 6. TREASURER'S REPORT – Rick Burkhart

As of March 21, our year-to-date operating expenses were \$280,302 which is \$7,475 under budget. Reserve fund balance which includes cash and short-term CDs is \$1,090,689.

Major upcoming capital expenditures are the canopy repairs; the bid has gone from \$272,000 to \$258,000 then to \$210,000 and currently at \$190,000. However, we are trying to renegotiate for an estimated range of \$150,000 to \$160,000.

We also have additional projects such as repairing and sealing of the Bomanite driveways at a cost of about \$33,000, replacing of the trash system at a cost of \$82,000 and replacing the sliders between



the elevators at a cost of \$65,000. We are considering moving forward with lining the washing machine drain lines for approximately \$100,000.

## **7. UNFINISHED BUSINESS:**

### **i) Committee Reports**

- **Insurance Committee**

Rick thanked everyone for participating on the Insurance Committee. Although, due to the late receipt of our renewal proposals, we did not have time to have a formal meeting.

The Board has approved Citizens for our wind insurance carrier. The majority of Cb's policies are due in October and quotes will be obtained from different insurance companies to compare rates. There will be additional meetings to bring the insurance committee together so we can get some valuable insight for proper decision making.

- **Emergency Preparedness Committee**

The Committee meeting was held on Marh 17 with members Lee Konecke, Jack Hillegas, Doug Kallinich, Heidi Kallinich, Shari Mientus and Jeff Patterson

The Primary Goal is Safety of the Residents and Management of Crescent Beach Condominium. The main threat to building damage is flying debris. Therefore, all outside furniture and flower pots need to be placed inside in a secure place such as the storage closets and the maintenance garage. All lanai furniture needs to be brought inside the units. Another suggestion was to possibly remove the covering awnings during the Hurricane Season, June 1<sup>st</sup> to November 1<sup>st</sup> to prevent the damage that occurred with Hurricane Irma.

- **Rules, Regulations or Bylaws Committee**

Two committee meetings were held to identify and propose solutions to 5 of the top issues as determined by the Committee. These topics were presented for the ownership to vote on. This committee will be evaluating other issues with the goal of continuing to identify and resolve both recent and long-standing issues.

- **Landscape Committee**

The Landscape Committee Meeting was held on March 14 with members Jim Melka, Betty Walker, Carolyn Nierman, Nancy Patterson, Karl Aschacher, Fred McGovern, Bob O'Neill, Ray McMahon, and Pam Carey.

Unfortunately, this year's budget does not have adequate funds to complete all necessary projects, but we had productive discussions for items we could pursue.

Our first priority is to replace the missing palms, we will be taking action on that soon. Our second priority for security reasons would be the installation of the 5ft tall Clusia, along the property line which will separate CB from Gulfview and the beach since currently there is uninvited access to our property.

CB contracts a number of vendors for different landscaping needs. The suggestion was made to consolidate our landscaping services and vendors to take advantage of potential cost savings.

Our goal is to keep our CB landscaping the envy of the island.

- **Communication Committee**

The Committee was held on March 18 and April 14 with members Karl and Sue Aschacher, Kathryn Hunt, Nancy and Jeff Patterson and Pam Carey.

**The task was how can we more effectively engage owners at Crescent Beach and how do we more effectively communicate with our owners?**

We want to continue to use and enhance the website as a form of communication. We want to send regular newsletters to owners focusing on projects, news, and important dates. In addition to Peggy Frazier's amazing social activities. We are going to seek volunteers to help establish some informal social gatherings.

The recommendation was to continue conducting monthly board meetings during season to continue to engage residents as well as committee meetings and listening sessions as necessary. We would like to explore ways to effectively use technology for communication purposes including continue streaming our Zoom meetings online.

We have new owners and we would like to provide adequate information about our property.

Also, we want to use the website for a calendar of events and send periodic emails to that effect.

**Upcoming events:**

- Halloween party on Sunday, October 30
- Thanksgiving potluck dinner, November 17
- White Elephant party, Tuesday, January 17
- Super Bowl party on Sunday, February 12
- March Madness Tuesday, March 14
- St. Patty's Day Party on Friday, March 17
- Annual Aqua Fit Luncheon on Friday, March 31
- Wine Tasting Party, Monday, April 10
- Spring Fling Farewell Party on Saturday, April 15

Our feeling is the more opportunities that we can have to socialize with one another, the better we know our neighbors, the better we get to know them and their thoughts and feelings. So, you can look forward to that for next year.

**ii. Update on Canopy work:**

**Jack Hillegas**

At some point after the 1<sup>st</sup> Contract and deposit was made, Sunmaster brought their engineer to our property. The engineer indicated that all 12 of the vertical support columns would need to be replaced because of some surface rusting. As a second option, he said some base plating could be done at the bottom of the column. He also said that the columns were probably rusted below grade. The Association excavated the concrete around the columns with the most surface rust and found no rust below grade. Also, the Association did not pursue other bidders because the same engineer stated that the aluminum beams could not be used on the beach.



After all this misrepresentation of what can be done the Association then decided to seek other bids. Naples Awning gave us a quote to replace the canopies for the amount of \$129,430. However, this does not include painting of the columns. Gulfstream Painting and Contracting gave a verbal quote to paint the canopy structures for \$24,000.00.

### **Jeff Patterson**

Pam & Jeff spoke with Mitch from Sunmaster to present what Naples Awning has proposed with an attempt to reduce Sunmaster's quote of \$193,000. The conversation was very congenial. He apologized for all the changes in terms of the timeline, permit delays and miscommunication. It was mentioned that if CB was to sever contractual relations with Sunmaster, the cost of the association would be approximately \$6,000.

The Association will be making a decision on whether we sever ties or proceed if Sunmaster is willing to reconsider pricing. We are aiming to keep you informed. We apologize that that has gone on forever, but we're trying to make the best financial decisions.

### **iii. Results of Condo Declaration Owner Voting:**

There were 116-unit owners that voted. In order for any of the five amendments to pass, we need two thirds of the 117 owners to vote in favor of, which is 78 out of the 117.

The results are as follows:

- *Lanai screen: 110 in favor, 6 opposed. This amendment is passed*
- *Restrictions related to vehicles and parking: 101 in favor, 15 opposed. This amendment is passed.*
- *Smoking and vaping prohibited: 96 in favor, 20 opposed. This amendment is passed*
- *Qualifications: 107 in favor, 9 opposed. This amendment is passed*
- *Hard Surface flooring: 75 in favor, 41 opposed. This amendment did not pass*

## **8. NEW BUSINESS**

### **Approval of Purchase of 3 Palms from O'Donnell Landscape**

The original Palms which were located along the driveway were damaged many years ago. O'Donnell Landscape has given CB a quote at a price of \$3,000 per Palm Tree.

**Jeff Patterson asked for a motion to approve Purchase of 3 Palms from O'Donnell Landscape at a cost of \$3000 each. Motion carried unanimously and approved by the board.**

## **9. OWNERS QUESTIONS**

**Q1: K. Aschacher, Unit 305** - Given all that's transpired with Sunmaster, is the board considering other sources?

**A1:** Yes, we are. We also have a bid from Naples Awning; However, their proposal does not include painting. We would have to get a separate bid for this.

**Q2: B. O'Neil, Unit 1007** – Flooring was the most controversial, is the Board considering to conduct another voting process on the same topic next year or next cycle.

**A2:** At the time when the board took the vote to place flooring as an item to vote on, this was a three to two vote. We have two board seats that are up on February 1 of next year. We'll see how the next board feels about presenting hard surface flooring for the ownership to vote on again.

**Q3: R. Kuettner, Unit 1108** - I would like to verify an answer with the tile. Is it in the documents now that you can have tile into your dining room but not into your living room?

**A3:** The condo documents currently state “carpeting everywhere in your unit, with the exception of the kitchen, the foyer and the bathrooms”

Most units have hallways, washer dryer rooms, and the breakfast bar area of the living/dining area tiled. However, this is not allowed in the Condo Documents but meets the reasonability standard. Our attorney has determined that it is reasonable that the dining area portion, as determined by the Board, of your dining/living room is your food service area, therefore it is reasonable that you should be able to install hard flooring as an “eat in kitchen”.

**Q4: S. Magovern, Unit 1101**- I'd like to know why isn't the Condo documents reflective on how the building was built.

**A4:** We agree and are considering these changes but would need a vote of the ownership.

**Q5: J. Tricarico, Unit 1107** - I just have a concern that some areas on the property that are not well lit.


**A5:** It has been budgeted for but we have to wait until after the completion of the canopies to avoid conflict in the areas where the installations will occur.

## 10. ADJOURNMENT

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

Meeting was adjourned at 11:10am.

  
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FOR Secretary

  
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Date 4/25/22