



**Crescent Beach Condominium Association, Inc.**  
**February 1, 2023**  
**Annual Membership Meeting Minutes**

**1. CALL TO ORDER**

The annual meeting was called to order by Jeff Patterson at Crescent Beach Condominium South Courtyard at 10:00 a.m.

**The election ballot tallying was done by Marsha Schulz, Peter Mulchrone, Joan Lipic and Heidi Kallinich in the Social Room.**

**2. CALL OF THE ROLL**

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

<i>Jeff Patterson</i>	<i>- President</i>	<i>- In Person</i>
<i>Jack Hillegas</i>	<i>- Vice President</i>	<i>- In Person</i>
<i>Rick Burkhardt</i>	<i>- Treasurer</i>	<i>- In Person</i>
<i>Pete Brown</i>	<i>- Secretary</i>	<i>- In Person</i>
<i>Dr. Lee Konecke</i>	<i>- Director</i>	<i>- In Person</i>

**Owners in Attendance:**

*Mr. & Mrs. Frazier, Unit 506*  
*Mr. & Mrs. Walker, Unit 1202*  
*Mr. & Mrs. Magovern, Unit 1101*  
*Mrs. C. Nierman, Unit 1203*  
*Ms. S. Franzese, Unit 706*  
*Ms. S. Aaron, Unit 703*  
*Mr. & Mrs. Tricarico, Unit 1407*  
*Mrs. S. Schulz, Unit 1107*  
*Mr. J. Lipic, Unit 900*  
*Mr. & Mrs. Kallinich, Unit 607*  
*Ms. J. Norbut, Unit 408*  
*Mr. & Mrs. Soden, Unit 1000/1103*  
*Mr. & Mrs. Knapp, Unit 603*  
*Ms. J. Parkinson, Unit 905*  
*Mr. B. Wolfson, Unit 604*  
*Mr. D. Schumaker, Unit 601*  
*Ms. J. Hereth, Unit 205*

*Mr. A. Carey, Unit 802*  
*Mr. & Mrs. O'Neil, Unit 1007*  
*Mrs. S. Mientus, Unit 306*  
*Mr. & Mrs. Mulchrone, Unit 202*  
*Mr. & Mrs. Barzun, Unit 800*  
*Mr. & Mrs. Aschacher, Unit 300*  
*Mrs. V. Hawley, Unit TH2*  
*Ms. K. Hunt, Unit 1402*  
*Mr. & Mrs. Krutulis, Unit 901*  
*Mr. & Mrs. Riva, Unit 1201*  
*Mrs. N. Patterson, Unit 902*  
*Mrs. R. Kuttner, Unit 1108*  
*Mrs. J. Vowels, Unit 1405*  
*Mr. H. Polsky, Unit 1206*  
*Mr. M. Jefferies, Unit 1400*  
*Mr. J. Tiedeken, Unit PH1*

**Owners via Zoom:**

*Mr. T. Grady, Unit 803*  
*Mr. F. Crivello, Unit 807*  
*Ms. C. Courtney, Unit 1001*  
*Ms. C. Shoffner, Unit 804*  
*Mrs. M. Hersherberger, Unit 1101*  
*Ms. A. Kowalewski, Unit 702*

### **3. PROOF OF NOTICE**

Jeff Patterson stated the First (60) Day Notice of this Annual Membership Meeting was mailed to each owner and posted on the lobby bulletin board on December 1<sup>st</sup> 2022. The Second (30) Day Notice was mailed to each owner and posted on the lobby bulletin board on January 1<sup>st</sup> 2023, as required by Florida Statutes

**Jeff Patterson reported 6 owners were present via Zoom, 38 owners attended in person and 30 owners were represented by proxy, totaling 74. Therefore, the requirement for a quorum was met.**

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

**Jeff Patterson asked for a motion to approve and waive reading of the prior annual meeting minutes from February 1, 2022.**

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

**Motion carried unanimously in favor to approve and waive reading of the February 1, 2022 minutes.**

### **5. REPORT OF MANAGER & OFFICERS**

#### **MANAGER - PAM CAREY**

- I am happy to report the Board recently signed a contract with Condee Cooling to install a 2nd Gas Pool Heater.
- I am asking owners that swim early mornings, to please step out of the pool once the pool company arrives, so they may clean the pool/spa, otherwise it cannot be cleaned. They usually arrive between 7:30 – 8:30 on Mondays, Wednesdays and Fridays.
- Tentatively, Precision Window Cleaning will be on property the Week of February 13th to clean all exterior windows, not sliders. If your unit has a screen, it must be removed by the owner from the inside, otherwise it will not be cleaned.

#### **PRESIDENT - JEFF PATTERSON**

The current paint warranty with Sherwin Williams is seven years which has now expired. We must be very vigilant in protecting our building. Exterior painting is one of the structural integrity components specified by the new Florida Statute.

At the Building & Grounds Committee Meeting on January 17<sup>th</sup> 2023, discussions were brought up by many for a potential change in the building paint color. Interestingly enough, the current colors that we have now in the building are not the original colors. They have been changed over time.

An email survey was sent out using an online PPG Paint simulator program (*we did not have access to the Sherwin Williams application at that point*) to obtain feedback from owners and determine if the majority preferred a darker or lighter paint color. The lighter colors received the highest amount of votes. We shared this information with our building paint representative from Sherwin Williams who provided us some

variations of similar colors.

Our condo documents require material alterations to go to a vote of the owners. To change the building paint color would require a simple majority of all owners which would be 59 owners voting in the affirmative. Otherwise, the building will be repainted the current color.

## **6. NEW BUSINESS**

### **Election: Announce election results**

There were two (2) vacancies and we received three (3) owner applications to run for CB's Board. CB is fortunate to have the interest from so many qualified candidates to volunteer their time to be on our Board.

The following were elected to serve a two-year term: Peggy Frazier and Pete Brown. Their terms will begin at the close of this meeting.

**I would like to remind all of you that there will be three board vacancies in 2024.**

## **7. OWNERS QUESTIONS/COMMENTS**

*(These questions were submitted in writing prior to the meeting)*

### **QUESTIONS/COMMENTS RELATED TO DOORS**

#### **1. Jerilyn Willbanks, Unit 806:**

When are the front doors going to be fixed? When it is windy the noise is enough to keep me awake. Has the corroded hardware been addressed?

#### **2. Irene Soden, Unit 1000/1103:**

Are they still putting new trim around the outside doors as my old trim is falling apart?

#### **3. Ron Krutulis, Unit 901:**

We are experiencing high wind and cold coming from our condo entrance door. This can only mean that the weather seal is defective. When can we expect a work order so this repair may be completed?

### **ANSWER: JEFF PATTERSON, PRESIDENT**

We will keep you all informed of the plan moving forward. As you know, our former President, Sheelah Yawitz, Jack Hillegas and Pam Carey have been working with Venture to try to resolve all these issues. A fifth and final payment of \$420,506.65 to be paid to Venture is currently in escrow after all construction services are completed.

### **QUESTIONS/COMMENTS RELATED TO DOOR MATS**

#### **4. Shari Mientus, Unit 306:**

Why can't owners have their own personalized door mats? This would be another expense deleted from the Association and would help to prevent people from attempting to enter the wrong unit which has happened to me several times.

### **ANSWER: RICK BURKHART, TREASURER**

We are looking into the possibility of ordering personalized door mats while keeping the color and style consistent for all 117 entry doors. Perhaps having the unit number on the door mat would help differentiate one unit from another.

### **QUESTIONS/COMMENTS RELATED TO FOB ISSUES**

#### **5. Bob O'Neil, Unit 1007:**

Upon the closing of a unit after a sale, the seller's Fobs must be deactivated.

In an organized way I'd like to discuss floor by floor, all existing Fobs become deactivated and then reactivated as the owners bring them to the office. This may eliminate rogue Fobs

#### **ANSWER: JEFF PATTERSON, PRESIDENT**

We are able to track and monitor when someone uses a fob to unlock a gate. If you see an unidentified person on property, please do not hesitate to contact the office with the exact time and gate location you witnessed the fob being used. We can then determine the person the fob is registered to and deactivate it if appropriate.

If you are not in residence, your guest(s) is/are not allowed on property for casual use of common elements such as; (pool, spa, courts, access to the beach etc). The only allowed guests when you are not in residence are overnight guests that have registered their arrival with the office. This will alleviate some of the common problems we are having.

### **QUESTIONS/COMMENTS RELATED TO PALM TREE LIGHTS**

#### **6. Jerilyn Willbanks, Unit 806:**

Was there a reason to choose LED lights on the palm trees instead of the warm white lights?

#### **7. Fred Magovern, Unit 1101:**

The cool led lighting of the Royal Palm trees appears to conflict with the existing CB building's warm lighting. If this is a permanent landscaping change, is consideration being given to changing to warm led lighting so that the building will have a uniform appearance?

#### **8. Mary Kay Brown, Unit 808:**

Is the "Christmas lights on the front entrance trees" issue dead? Or can it be discussed again later this year possibly? I believe the vote result was to not only have the trees lit up, but to light up additional trees, with the cool white bulbs as opposed to the warm amber bulbs that the rest of Collier uses? My personal opinion is that this year's lights made our entrance look like an airport runway with the cool white bulbs. I voted and was surprised that the cool white was favored? I think warmer white would look way better.

#### **ANSWER: JEFF PATTERSON, PRESIDENT**

Most people actually voted they liked the bright white, however some voted that way because they thought that the warmer white was not available in LEDs. I would agree the warmer white matches our current lighting. So going forward, if we want to do this each year, we can also change the light color.

Rise and Shine Tree Service installed the lights 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.

### **QUESTIONS/COMMENTS RELATED TO SHUFFLEBOARD COURTS**

#### **9. Frank Hoogland, Unit 403:**

Why wouldn't we add a couple of shuffleboard courts up by tennis courts?

I know there is a slight grade, but we will not be hosting shuffleboard tournaments, just having another activity to enjoy with residents or guests. It would cost the price of paint, pucks and four sticks.

#### **ANSWER: JEFF PATTERSON, PRESIDENT**

This is something we will be looking into.

### **QUESTIONS/COMMENTS RELATED TO CANOPY**

#### **10. Terry Dunne, Unit 401:**

When will the canopies be completed?

#### **ANSWER: JEFF PATTERSON, PRESIDENT**

Soon the bullnose awnings will be installed on the garages. The steel for the main canopies is being manufactured.

### **QUESTIONS/COMMENTS RELATED TO RETENTION PONDS**

#### **11. Terry Dunne, Unit 401:**

What is the intended end result of the two retention ponds?

#### **ANSWER: JEFF PATTERSON, PRESIDENT**

The retention basins were working for over 30 some years. Due to Hurricane Ian in September, both North & South retention basins were full of debris, not allowing water to percolate. It started to smell. We had some considerable expense to get all the muck out. We had to fix the irrigation system, clean out the drain lines & catch basins throughout property, which included hydro jetting to remove all debris in the drain pipes. This was a significant unexpected expense as our storm sewer system has never had any periodic maintenance performed. We are now waiting to put sod in and finish the retention ponds.

### **QUESTIONS/COMMENTS RELATED TO WINDOW INSTALLATION**

#### **12. Ron Krutulis, Unit 901**

We have found out the reason for the big delays in the window installations is that 1St Choice is sourcing the windows not from a US supplier, but from Columbia, South America.

There are no window suppliers in the US, obviously, they were looking for cheap, meanwhile the customer has to wait an inordinate amount of time. We know this because we have had two window screens in the master bedroom that were defective. They were removed and temporarily replaced with screens that do not fit. When asked the tech and the company they said it would take to install the replacements in late January to Mid-February. When asked why so long, the response was they source from Columbia. These screens were removed in November and it is unacceptable to wait so long for replacements

### **QUESTIONS/COMMENTS RELATED TO COURTYARD USAGE**

#### **13. Terry Dunne, Unit 401:**

Why don't we use the two courtyards anymore?

#### **ANSWER: JEFF PATTERSON, PRESIDENT**

Our Buildings and Grounds committee has had discussion about that and they are looking at potentially designing and coming up with some suggestions to come back to the owners on making better use of the two courtyards, or at least one of them

### **QUESTIONS/COMMENTS RELATED TO TREE TRIMMING**

#### **14. Terry Dunne, Unit 401:**

Why were the trees trimmed recently those near the walkway to the beach?

#### **ANSWER: JEFF PATTERSON, PRESIDENT**

We have always periodically trimmed the dune vegetation to prevent overgrowth which blocks the view from lower floors and looks unkept.

**QUESTIONS/COMMENTS RELATED TO CONTRACTORS PARKING**

**15. Ray Walker, Unit 1202**

Is the Board still considering moving some or all of the Contractors parking area to the East, allowing residents to have access to the spaces now reserved for Contractors?

**ANSWER: JEFF PATTERSON, PRESIDENT**

Some years ago, on an extremely windy day, trash dumpsters collided with owner's parked cars in that area. We do not recommend parking in this area, however, owners take precedence over contractors and may park there if they wish.

**QUESTIONS/COMMENTS RELATED TO PAINTING THE BUILDING**

**16. Fred Magovern, Unit 1101**

After viewing the selection of paint samples, wouldn't it be prudent for the Board to consult with the decorator that the Association used to re-decorate the lobby, on the color scheme, given the project's visual impact and cost?

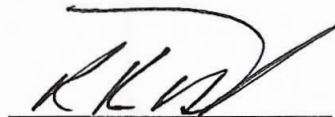
**ANSWER: JEFF PATTERSON, PRESIDENT**

We do have an owner who is an interior decorator and has been consulted in this process, however the suggestion is worth reviewing.

**8. 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 10:54 am.



Secretary

2/23/23  
Date