



Crescent Beach Condominium Association, Inc.

February 1, 2022

Annual Membership Meeting

1. CALL TO ORDER

The meeting was called to order by Yawitz at Crescent Beach Condominium Social Room at 10 a.m.

ROLL CALL

The Following Directors were in attendance:

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

Yawitz reminded everyone to please silence their cell phones during the meeting. Also, the ballot counting is being held in the South Courtyard. Owners can view the voting process, but cannot talk and disturb the counters or ask questions.

Owners in Attendance:

M&M Patterson, Unit 902	B. Powers, Unit 404	R. Kuettner, Unit 1108
J Hereth/P Smith, Unit 205	P. Frazier, Unit 506	J. Cunningham, Unit 1201
M&M Moe, Unit 805	M&M Kallinich, Unit 607	M&M Tiedeken, Unit PH1
M&M Tricarico, Unit 1407	J. Parkinson, Unit 905	S. Franzese, Unit 706
M&M Hutchinson, Unit 700	D. Tharp, Unit 1102	S. Aaron, Unit 703
M&M Burkhart, Unit PH7	L. Knapp, Unit 603	M&M Dunne, Unit 1205
K. Hunt, Unit 1402	B. Wolfson, Unit 604	M&M Varsano, Unit 708
M&M Kratz, Unit 606	Dr & Dr. Barzun, Unit 800	J. Willbanks, Unit 806
E. Courtney, Unit 1001	J. Lipic, Unit 900	D. Gingrass, Unit 1408
C. Bingle, Unit 1208	B. Klug, Unit 906	
M&M Aschacher, Unit 300	C. Mulchrone, Unit 202	
M&M Magovern, Unit 1101	S. Mientus, Unit 306	
T. Glass, Unit 401	V. Hawley, Unit TH2	
M. Schulz, Unit 1107	M&M Carey, Unit 802	
M&M Oneil, Unit 1007	M&M Wiechmann, Unit 203	

2. DETERMINATION OF QUORUM AND PROOF OF NOTICE OF MEETING

Three directors were present in person, and Mgr. Pam Carey. Yawitz 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, 2021. The Second (30) Day Notice was mailed to each owner and posted on the lobby bulletin board on January 1, 2022, as required by Florida Statutes. Yawitz announced one correction to the Agenda which was posted. The agenda incorrectly stated approval of the minutes from February 3, 2021. It should have been February 1, 2021. Yawitz reported 42 owners were in attendance and 46 owners were represented by proxy, totaling 88. Therefore, we met the requirement for a quorum.

3. APPROVE & WAIVE READING OF THE PREVIOUS MEETING MINUTES

Yawitz asked the Owners for a motion to approve and waive reading of the February 1, 2021 Meeting Minutes. Motion was made by Skip Hutchinson and seconded by Doug Kallinich. Motion made was unanimously approved.

4. MANAGER'S REPORT

Water Heaters

Reminder: All Water Heaters must be replaced every 6 years by a licensed plumber. We are in the process of obtaining proposals from 1) Prout's, Plumbing 2) Hancock Plumbing and 3) Paul Stein Plumbing. 22 Hot Water Heaters are due for replacement in 2022.

Dryer Vent Cleaning

We plan on having Dryer Vent Cleaning done in May, and will bill owners on their 2nd Q Assessment.

Wind Mitigation Inspection

Owners are required to have a Wind Mitigation Inspection for their unit. When completed and Mitigation form is received, send a copy of the report to the office. Also send to your insurance agent for a discount. All units must be fully mitigated no later than September 30, 2023.

Canopies

Sunmaster is still working with the County/City. The estimated time to start demo is tentatively late February. The County requires a Site Plan that is stamped with Certificate of Completion permit. The one CB supplied is not stamped. They are looking for it in the County Records, before they can proceed. Once received it will be sent to the City of Marco.

Recycling System

Our existing recycling system will be removed in approximately 6-8 weeks, to start preparing the room for our new system. The new system will be a bi-sorter system with less moving parts and

only consists of 2 - two-yard dumpers. Presently, we have 6 pie shape dumpsters with lots of moving parts which break down. The new system is unique, as it compacts from the side, and is able to hold much more garbage, and change less often. You will be notified in advance when the system will be down for a few days to prepare for the new system.

DOORS/FRAMES

After all the doors and frames are replaced, the men will start on the adjustments and/or weather seals on the doors we have on file needing these adjustments.

HIGH IMPACT GLASS

- i. 1ST Choice Hurricane Protection – Received proposals from 1st Choice. Price is held to February 15th. Email Richawn if you would like 1st Choice's proposals.
- ii. Gulfstream – Still awaiting proposals
- iii. Sunshine State Hurricane Protection – Still awaiting proposals
- iv. High Velocity Hurricane Protection - Still awaiting proposals

5. OFFICER'S REPORT

President Yawitz's Report -

- Reminder: Tennis and Pickleball courts will be under construction and not usable until further notice.
Temporary Pickleball courts are being set up on the north east parking area.
- Please utilize our website www.cbmarcoisland.com to sign in and out if you will be away for more than 24 hrs. This helps us properly account for who is in the building. You can view owners in residence using the Resident's Portal.
- Reminder: it's the owner's responsibility to comply with Condo Rules, which have been given to new owners/renters, appears on our website and is printed in CB's Directory.

Treasurer Brown reported on the following –

We met with our auditor from the firm of Rogers Wood Hill Starman Gustason to review the results of their audit of 2021. I am pleased to report Crescent Beach received a clean opinion on our financial results and position for 2021. Bottom line, we are in good financial condition and have adequate financial controls.

Operating fund cash at the end of last year, net of pre-paid first quarter assessments and accounts payable was \$267,902 and in the Reserve fund, cash and short-term CD's were \$1,216,152. Your Board and Manager strive to stay on top of our expenses, be proactive in maintaining and fixing our condo to maintain our goal of one million dollars in reserves.

If an owner is interested in having a copy of the Auditor's Report, please contact Richawn. We also discussed with our auditor our expenditures over the last few years that will increase the cost basis of your unit. You will be receiving this information when completed.

6. NEW BUSINESS

A. Yawitz announced the Election Results.

Before announcing election results, on behalf of Ron Rebner, Bill Knapp and myself who be retiring from CB's Board, and Skip Hutchinson who has retired, we want to thank all of you for trusting us with the monumental task of navigating through the effects of Hurricane Irma, pursuing CB's claim against Weston Insurance Co and settling our claim after 3 1/2 years of negotiations resulting in no additional assessment to CB owners.

With the proceeds, we were able to replace our 28 year old main roof in addition to all other roofs; install a new generator; upgrade all glass windows and doors on the 1st floor; redo the courtyards, lobby and front landscape - to name a few items.

This 4-year challenge didn't stop other issues at CB that needed to be addressed by the Board; such as:

- Installing New Lighting for N & S Garages.
- Completion of 'The Big Dig' which was the replacement of the water and fire pipes by the South Garage.
- Replaced asphalt from W side of South Garage with Pavers.
- Tannassee Fire Protection replaced the Fire Transfer Switch & Fire Pump Controller in the pump room.
- Cypress Access System replaced our out-dated access control panel for all our electronic doors.
- Replaced sprinkler heads in all owner storage closets, Maintenance Room & Loading Dock areas.
- Installed a new Irrigation System.
- All Exhaust Fans on Roof were replaced.
- Room Drain Pipes were replaced.
- Revised Condo Declarations, By-Laws and Articles
- Retained a Structural Engineer Study

This is in addition to financial reviews & projections; insurance renewals; and audit meetings with our CPA. And, we are in the process of restoring our Canopies to their original state and resurfacing our tennis/PB courts.

The above is a sampling of our activities – in addition to settling our Hurricane Irma Claim.

Pete Brown received an email from Ron Rebner asking that it be read at today's meeting:

I want to thank my fellow Board members for their dedicated service over the last year. It has been a pleasure working with you. I want to give special thanks to our President, Sheelah. She has worked long and hard to get our beautiful Crescent Beach in the excellent condition it is. Thank you for your outstanding service.

Many other owners thanked the current Board for our service.

And now we are turning over our beautifully renovated condo to a very capable Board with 3 new members.

There were three (3) vacancies and we received seven (7) 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 voted to serve a two-year: Rick Burkhart, Jack Hillegas and Jeff Patterson. Their term will begin at the close of this meeting.

We thank the 3 owners comprising the Voting Committee that counted the ballots. They were: Colleen Bingle, Peter Mulchrone and Marsha Schulz; and Heidi Kallinich for overseeing the ballot counting.

- B.** Approve contract with 1st Choice Hurricane Protection to install 12' High Impact Glass Sliders located between each elevator.

Owners approved the condo's expenditure of \$65,000 from Reserves when owners approved the Reserve Study in Nov 2021. This vote will codify and minute this contract.

On a motion made by Pete Brown and seconded by Bill Knapp the motion unanimously passed to approve contract with 1st Choice Hurricane Protection for high impact sliders between elevators on each floor.

- C.** Approve to Amend current rule regarding Stainless Steel Braided Water Supply Lines.

Current rule is: *Due to a broken supply line under vanity sink, the Board is mandating owners to replace all flexible stainless steel hoses (braided water supply line) found under all sinks and toilets with hard pipe. December 2016.*

Your Board heard from many owners that their plumbers don't carry the hard pipe for toilets or their general contractors were surprised at this rule as they install flexible braided supply lines and don't recommend hard pipe from toilets. We did further research with well-known and frequently used general contractors and plumbers, in addition to the manager at ACE hardware over plumbing supplies.

In conversation with our manager, she recalled the problem causing the leak in 2016 was the flexible braided supply line under their sink was looped. Prior to this situation, CB did not have a problem with flexible supply lines.

Therefore this Board is proposing to amend our current rule to:

Supply lines under sinks or from toilets can be either hard pipe or stainless flexible braided as long as the flexible braided is not looped.

There was conversation that the warranty on flexible braided supply lines have a 5 year warranty. Reply was there is no warranty on hard pipe. Both have the potential of deterioration due to our water. Also discussed were instances when the flexible supply line is used, it is looped to fit

properly. In those instances, hard pipe will have to be used. Looped flexible supply lines will be prohibited.

On a motion made by Pete Brown and seconded by Bill Knapp the motion unanimously passed.

6. UNFINISHED BUSINESS:

Yawitz reported:

We are at the punch list stage of Hurricane Irma damages. For those owners affected, please hang in there. We will continue monitor until the final work is complete.

7. OWNERS' COMMENTS:

Q: Cunningham of 1201 has been told by Prout's Plumbing that water heaters are on back order.

A: Contact Stein Plumbing or another plumber. We had this situation with several owners this past fall and they were able to get a new water heater install in a week or two by using another plumber.

Q: Hawley of TH2 inquired if a mitigation inspection is still needed if all winders/sliders are being replaced.

A: Yes, the mitigation inspection form is required by our insurance agent and company insuring our wind policy.

Q: Karl Aschacher and Jim Melka of 300 & 305 asked if the list of mitigation inspectors could be narrowed down to a couple and hopefully receive a better rate.

A: This will be forwarded to next Board and it's a sound idea.

Q: Kuettner of 1108 inquired about proposals for window and/or hurricane shutter replacements.

A: We have a quote from 1st Choice for each of the different unit windows and shutters. Call Richawn to receive a copy. We're still waiting for several more proposals.

Q: Magovern of 1101 inquired when the dead palm at the entrance would be removed and the missing 2 palms would be replaced.

A: This is being addressed and will be forwarded to the new Board for further direction.

Comment: Hunt of 1402 announced that CB has 2 units on the market: 1400, a 3 bedroom at \$1,695,000 and 1403, a 2 bedroom at \$1,350,000. There is only one other 3 bedroom for sale that is beachfront and it has a listing price of over \$4 million. Kathy Hunt said CB sales have been solid and reflective of the value of our property.

Joe (PSTE) mo 2/7/22
Secretary Date



Crescent Beach Condominium Association, Inc.

February 1, 2022

Organizational Meeting of the Board of Directors

The Board Meeting was reconvened on a motion made by Richard Burkhart and seconded by John Hillegas and unanimously passed.

The following officers were unanimously elected:

President – Jeffrey W Patterson

Vice-President – John P. Hillegas

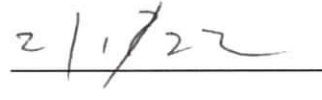
Secretary – John P. Brown

Treasurer – Rickard K. Burkhart

Director – Lee Konecke

On a motion made by Jeff Patterson and seconded by Richard Burkhart the meeting was adjourned.


Secretary


Date