



Crescent Beach Condominium Association, Inc.

October 20, 2021

Board of Directors Meeting

1. CALL TO ORDER

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

ROLL CALL

The Following Directors were in attendance or on by phone:

Sheelah Yawitz	President
Ron Rebner	Vice President, by phone
William Knapp	Secretary
Pete Brown	Treasurer
Dr. Lee Konecke	Director

Owners Present:

M&M Lipic, Unit 900	J. Patterson, Unit 902
J. Hillegas, Unit 301	M&M Frisell, Unit 605
E. Courtney, Unit 1001	M&M Kratz, Unit 606
C. Bingle, Unit 1208	R. Burkhart, Unit PH7
P. Frazier, Unit 506	H. Kallinich, Unit 607
M&M Aschacher, Unit 300/305	F. Crivello, Unit 807
A. Hutchinson, Unit 700	S. Mientus, Unit 306
V. Hawley, Unit TH2	

2. PROOF OF NOTICE OF MEETING & DETERMINATION OF QUORUM:

Sheelah Yawitz stated Proof of Notice was posted on the Lobby Bulletin Board October 15, 2021. All directors were in attendance or on by phone, as well as Mgr. Pam Carey.

3. APPROVE AND WAIVE READING OF MEETING MINUTES:

Yawitz asked for a motion to approve and waive reading of the prior meeting minutes from November 10, 2020. Brown made a motion, seconded by Konecke. Motion carried in favor to approve and waive reading of the November 10, 2020.

4. OFFICERS' REPORTS:

President Yawitz reported:

- Irma Update will be under Unfinished Business, which will be after New Business.
- Please submit your notice of arrival online at www.cbmarcoisland.com 48 hours prior to your arrival. This helps us keep our website current with who is In Residence.
- Packages:
 - Please do not have packages sent to CB unless you are in residence or have a neighbor pick it up for you in advance of your arrival. Otherwise, CB staff has to take the package to your unit which takes them away from their CB work.
 - You will be notified via email from Richawn when packages arrive. Please click on "picked up" in the email received after your retrieval of your package. This helps staff to control and monitor packages in our mail room area.
- Care of our condo. Please take care of our furnishings, in particular two wooden chests in the lobby by both doors; and all glass doors. Staff has had to cover up scratches on our furniture and we have to have scratches professionally rubbed out on door from N Courtyard to deck.
- Please put felt pads under any furniture on tile – barstools and lanai furniture in particular. Due to the drumhead effect, this sound carries below and to the sides of your unit.
- Hot Water Heaters: For those owners that have water heaters 6 years old in 2021, you were notified in early 2021 that they need to be replaced. If they are not replaced by the end of this year, then per FL condo laws and because the Board passed a mandate to replace every 6 years, if you have a leak, you will be responsible for your damage and that to your neighbors.

Treasurer Brown reported:

The Reserves were \$1,273,443 at the beginning of 2021. The annual contribution was \$336,370. The paid expenses through September were \$453,550.01 with an estimated \$27,286 for the last 3 months to leave us at \$1,128,973.99 at the end of 2021. The annual contribution for 2022 will be \$353,191.50 and the estimated expenses for 2022 look to be \$546,860.00 which will leave us with \$935,308.49 at the end of 2022.

The biggest increase in operating expenses stems from a roughly \$113,184.00 increase in insurance premiums. This is an expense that is out of our control and a problem for all condos in our area. Operating expenses would have only increased by roughly \$14,501 absent the insurance increase.

Our insurance agent has advised us that one way we can control insurance costs in the future is if our entire building was fully mitigated. Included in the 2022 Reserve Expenses is \$65,000 for CB to upgrade sliders between elevators. Currently they are regular pane. To work toward being fully mitigated, these sliders need to be high impact.

For CB to receive Mitigated Verification, all glass throughout CB must be approved to Miami Dade standards. Currently approximately 50 of our 117 owners' units have been certified as mitigated. The Board is considering requiring all owners to be fully mitigated by 12/31/23, encouraging this to be completed in one year, by 12/31/23. Mitigation Verification will reduce your personal wind insurance costs. Once CB is fully mitigated, CB will be able to attract more insurance carriers to provide quotes and will minimize or help to have no increase in our wind coverage.

One thing we need to be cognizant of is the engineer's report, which will be done in the near future. If the recommendation is to get the building painted in 2022, which will be approximately \$350,000, we will ask the owners if they want to draw the funds out of the reserves or have a special assessment. Best case scenario would be if we can defer this until 2023 when the anticipated expenses are much lower.

All owners need to keep in mind that our beautiful building is going on 32 years old, and repairs out of our control will happen from time to time, but the Board is doing all we can to stay ahead of things.

5. NEW BUSINESS:

- a) Yawitz asked for a motion to approve the Proposed 2022 Operating Budget. Motion made by Konecke and seconded by Brown was unanimously approved 5-0.
- b) Yawitz asked for a motion to approve mailing the 2022 Reserve Budget to owners for their approval and the Board approved 2022 Operating Budget. Brown made a motion, seconded by Knapp. Motion was unanimously approved 5-0 as presented.

6. UNFINISHED BUSINESS:

Yawitz Reported:

IRMA UPDATE for 2021:

- Completed in 2021, CB has a new Main roof – not repaired. As a reminder, our Main Roof was due to be replaced in 2019 – 2 years post Hurricane Irma. If not for Hurricane Irma, owners would have been looking at a \$3.5 million cost for a new roof.
- The N & S fronts of our condo have been landscaped with new plants and a retaining wall to stop the erosion of rocks onto our steps – making it safer for all owners. We also added night lights spotlighting our palms, giving our entrance a warm welcome.
- New irrigation system installed.
- We re-stained & re-sealed the stamped concrete – from North steps to lobby, around front of condo, continuing to South steps. Color was changed to a tan that compliments tile in Courtyards.
- We are in the Punch List stage of repairs from the Hurricane: owner's screens, rails and windows that were blown out; and weather-stripping and a few remaining doors/frames.

2022 Projects Budgeted For:

- After Canopy project is complete, Bomanite from our entrance off Collier will be re-stained and sealed –the same color which matches the main roof.
- Due to the age of our building, Roof Drain Pipes will be lined.
- Tennis/Pickleball Courts resurfaced with concrete preparation to prevent standing water on the PB courts. This project will take approximately 1 month. We are currently scheduled to have this done in late Sept/Oct 2022 to be as least intrusive to our tennis and pickleball players. Karl Aschacher (300), Jack Hillegas (301) and Rick Burkhart (PH7) volunteered to research and make recommendations to adding pickleball lines to the east tennis court, as other condos have done.
- Glass Sliders between elevators to be replaced with high impact glass.
- Beach Sand on west side of property is scheduled for January.
- Structural Engineer Study.

We have an aging building and the Board is trying to be as pro-active as possible in maintaining not just the physical appearance of our condo, but investing in those areas to keep our condo strong and safe for our owners and guests.

7. OWNERS QUESTIONS/COMMENTS TO BOARD:

Comment from Yawitz: This summer the Board sent an email to all owners asking for your talent/expertise to possibly be needed by CB in the future. Only 2 owners responded: Jeff & Nancy Patterson (902) and Rick Burkhart (PH7). We will have 3 new Board members February 1, 2022. It would be helpful for our new Board to know of your background/expertise. Please send email to Richawn at: frontdeskcbcmarco@gmail.com

The Board received a letter from Hammers (200) with request that it be read at today's meeting. It was read and is included in these minutes for all owners. CB responded that this claim was sent to our insurance carrier. After investigation, they determined CB was not responsible for this claim. CB has all kitchen stacks cleaned out every 3 years. This is scheduled for 2023, and we have added cleaning the horizontal pipes every 3 years. Owners were encouraged to purchase a garbage strainer so less goes down the garbage disposal which causes buildup and debris.

Pam Carey reminded everyone that seal coating the black top will start in a couple of weeks. Lee Konecke suggested when we have to redo the mulch on the property, we consider using Rubber Nuggets. They are good for 10 to 12 years. This would reduce cost and maintenance in the long run. When the time comes to re-mulch, we can get a price and compare to regular mulch.

Joe Lipic, Unit 800, asked if we should wait on the structural engineer study as the FL legislature might pass something in 2022 addressing this issue. Board response was: 1) After the Miami tragedy, owners reached out to the Board to have a structural engineer retained to satisfy concerns. Therefore, we are

proceeding with retaining a structural engineer. 2) The structural engineer will recommend timeframe to have CB repainted/caulked.

Skip Hutchinson, 700, informed owners that the Rebners will be moving. He recognized and praised Ron Rebner, Vice President and previous Treasurer, as being one of the most unselfish and decent individuals he knows and thanked him for his many years of service on the CB Board. Owners agreed and acknowledged his dedicated service to CB.

Heidi Kallinich, 607, praised the landscaping of CB, asked if additional rocks were going to be added to complete look at entry and suggested CB review its hurricane policy. Board responded that additional rocks are expected any day and CB's Hurricane Policy is from 2005 and will be reviewed.

There was additional discussion regarding owners' units receiving Mitigation Verification. For CB to be fully mitigated, all windows/sliders in each unit need to meet Miami Dade standards. In many instances if there is a hurricane shutter covering regular pane windows, it will be approved –depending on the condition of the shutter. 50 units have already received Mitigation Verification.

Owners were reminded of the Welcome Back Social Monday, October 25. Sign-up sheet on mail shelves.


New owner Frank Crivello of 807 was welcomed by attendees.

8. SCHEDULE NEXT BOARD MEETING:

The Budget Adoption Meeting is scheduled for Thursday, November 18, 2021 at 10 AM in the Social Room at Crescent Beach.

9. ADJOURNMENT:

Yawitz asked for a motion to adjourn the meeting. Brown made the motion which was seconded by Konecke. Motion unanimously was unanimously approved, 5-0. Meeting was adjourned at 10:50 AM.



William Knapp, Secretary



Date

To Whom this may Concern,

PRS has been working on this building for the last 2.5 years. PRS did a camera inspection late 2019 and then put a proposal together to clean the kitchen stacks for May -June 2020. PRS performed the work on all the kitchen stacks with video evidence that the stacks were cleaned. Over time and usage in the last year the grease and debris from kitchen stacks serving all the units had a blockage that formed in the horizontal pipes that run to the underground. Crescent Beach called June -10th-12th the day of to discuss and had an emergency call out to a plumber. The next day PRS came to fully clean the line and do video evidence it was clear.

If you have any further questions please let me know.

Blessings,

Larry Prater

Cell: 941-713-0039

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8-9-2021

Sheelah,

This is information received from Larry Plater- P.R.S

What we are aware of:

September 2019 -

Genia and I were staying in unit 200, came back to room for lunch... sinks were full of sewage. Called Pam she had plumber come. They said good thing we were in the room. Pam had to have horizontal waste pipes in mechanical room underground cleaned out.

Wednesday June 9, 2021

Residences at Crescent Beach were called at noon to shut of water! Unit 200 was flooded from sinks.

Thursday June 10, 2021

6:30 p.m. Jack received call from Pam telling him of problem.

Friday June 11, 2021

Jackie and I arrived 5:00 p.m.

Monday June 21, 2021

Larry Plater - P.R.S was on site used camera to inspect all vertical stacks and horizontal pipes in unit 200they where clear! The problem was the blockage in horizontal pipe in mechanical room 1st floor to outside underground. They cleaned line then talked to Pam Jack and I.

Thanks

Tim Hammers

Dear Sheelah and Crescent Beach Board and Condo Owners,

This morning I fax you the enclosed letter and accompanying documents to voice concern as a condo owner please read at this morning's board meeting and address. The enclosed correspondence from PRS- Larry Plater, will validate my concern and my claim.

Their report is the condo is at fault with pipe and blockage had formed from the horizontal pipe that runs from the first floor mechanical room to the outside underground was blocked- was issue. He has video evidence that all the vertical and horizontal in the wing of the building that they were not blocked.

This is not a first time problem as my son Tim and his wife were here when it happened before. Previous letter was sent to Sheelah of this in September 2019 and then a timetable of June 2021 incident.

I received over \$80,000 damage to our unit, some may say it wasn't that much but I have to replace flooring, Ehlen flooring is replacing the living room carpet and padding and all the ceramic throughout the unit because the sewage would have penetrated the ceramic and it's base. Cornerstone is our general contractor and they will replace kitchen countertops and cabinets damaged from the sewage

I have been fortunate I have got to stay in Steven Franke's and also Harry and Sharon's units doing our visits there to secure a permit, order replacements, etc. I am saddened as is Freda that this happened to our condo and we as condo owners were not clearly at fault.


Jack R. Hammons