



Crescent Beach Condominium Association, Inc.
July 15, 2022
Board of Directors Meeting Minutes

1. CALL TO ORDER

The meeting was called to order by Vice President Jack Hillegas at Crescent Beach Condominium Social Room at 10:00 a.m.

Three directors were present in person and two via Zoom. Manager Pam Carey was present in person.

2. CALL OF THE ROLL

The Following Directors were in attendance:

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

Owners in Attendance:

<i>Dr. & Mrs. Karim, Unit 405</i>	<i>Ms. B. Mieras, 304 (Zoom)</i>
<i>Mr. & Mrs. Hutchinson, Unit 700</i>	<i>Ms. S. Yawitz, Unit 1106 (Zoom)</i>
<i>Mrs. D. Burkhart, Unit PH7</i>	<i>Mr. T. Gingrass, Unit 1408 (Zoom)</i>
<i>Ms. K. Hunt, Unit 1402</i>	<i>Ms. M. Torrey, Unit PH3 (Zoom)</i>
<i>Drs J.&K. Barzun, Unit 800 (Zoom)</i>	<i>Mrs. M. Hershberger, Unit PH6 (Zoom)</i>
<i>Mrs. J. Tricarico, Unit 1407 (Zoom)</i>	<i>Mr. & Mrs. Aschacher, Unit 305 (Zoom)</i>
<i>Mr. F. Crivello, Unit 807 (Zoom)</i>	<i>Mrs. C. Bingle, Unit 1202 (Zoom)</i>
<i>Mr. H. Polsky, Unit 602 (Zoom)</i>	<i>Mr. S. Raab, Unit 302 (Zoom)</i>
<i>Mr. T Nierman, Unit 902 (Zoom)</i>	

3. PROOF OF NOTICE

Pam Carey stated the 48-hour notice was posted on the lobby bulletin board and emailed to all owners on July 12, 2022 as required by Florida Statutes.

4. APPROVE AND WAIVE READING OF MINUTES

Jack Hillegas asked for a motion to approve and waive reading of the meeting minutes from May 20, 2022.

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

5. TREASURER RICK BURKHART'S REPORT

June operating expenses were \$81,272 with a budget of \$89,506, therefore \$8,233 under budget for the month. Year to date (YTD) operating expenses are \$543,542 with a YTD budget of \$559,673, therefore \$16,130 under budget for the year at this point.

Reserve fund balance as of July 13th including both cash and short-term CD's (less than 12 months per CB policy) is \$1,283,805.

Current and upcoming capital expenditures that are not yet fully paid for are: canopy repairs, landscaping improvements, driveway repair and reseal, trash system replacement and tiki hut rethatch with installation of two additional huts.

DIRECTOR DR. LEE KONECKE

A Structural Integrity Reserve Study is a newly developed form of reserve study, required by Fl Statute, which is designed to ensure that condo and homeowner associations are reserving funds for crucial structural elements in their buildings for repairs.

Condominiums over 3 stories must comply with the new standard laid out in this condo safety bill, signed into effect by Governor Ron DeSantis on May 26, 2022, by December 31, 2024 in order to remain in compliance.

These studies will be required to be completed every 10 years in order to remain in compliance. There are 10 elements identified in this study which must be separately accounted for in the reserve study. Funds for repairs can only be used for that specific named purpose using the straight-line method.

These elements are Roof, Floor, Load Bearing Walls, Fireproofing & Fire Safety, Exterior Painting & Water Proofing, Plumbing, Electrical Systems, Foundation, Windows and Other elements over \$10,000 that have an impact on the structural integrity of the building.

6. UNFINISHED BUSINESS:

Update on Recycling System, Landscape Work, Canopy Repairs

The Recycling system replacement project will tentatively commence the last week of July. Still awaiting confirmation from O'Donnell Landscaping regarding the date of installation of the four Royal palms and the Clusia hedge. The canopy repairs are scheduled to be done either September or October, near the end of hurricane season.

7. NEW BUSINESS

Discuss/Vote on contract for stamped concrete driveway repair from one of the following contractors:

- i. Gulfstream Painting and Contracting in the amount of \$33,703 for 1 coat or \$67,406 for 2 coats**
- ii. J&J Natural Stone in the amount of \$65,000 for 2 coats**
- iii. West Coast Restoration in the amount of \$45,564 for 2 coats**

All three companies propose the same tough top solvent-based xylene. However, Gulfstream Painting and Contracting estimate is the highest and does not include repairs that need to be done to the driveway.

The second estimate from J&J Natural Stone in the amount of \$65,000 does not include permanent crack repairs, instead it includes only caulking of the cracks.

West Coast Restoration, submitted a very detailed proposal at a cost of \$45,564 including all necessary repairs. Cracks will be filled with concrete Quikrete Bond & Top and restamped for uniform finish. While larger concrete repairs will have to be spot sandblasted removing stain/paint coating to ensure concrete bonds properly.

Jack Hillegas asked for a motion to contract with West Coast Restoration for the stamped driveway repair with in the amount of \$45,564.00

Motion was made by Rick Burkhart, seconded by Dr. Lee Konecke. Motion carried unanimously and approved by the board.

Discuss/Vote on contract for painting of 12 steel columns for canopies from one of the following contractors:

- i. Aceros Painting, LLC in the amount of \$4,500**
- ii. Modern Method Build in the amount of \$4,000 + \$500 for rust inhibitor**

The Board made a decision to temporarily put the bid selection on hold since there was not sufficient information provided regarding painting of the columns and beams.

Jack Hillegas asked for a motion to table the bids for painting the canopy structures.

Motion was made by Rick Burkhart, seconded by Dr. Lee Konecke. Motion carried unanimously and approved by the board.

Discuss Acoustic Research & Weight Analysis from Joyce Engineering:

The summary in the report is that the building is structurally adequate to receive the additional weight loads imposed on the building by replacing the currently carpeted areas with a hard-surfaced floor covering.

Additionally, it was recommended to prohibit installation of significantly heavier natural stone flooring such as marble and granite.

Impact sounds or noise will increase to some degree at the adjacent units if carpeted areas are replaced with an alternative hard-surfaced floor covering given that the hard-surfaced floor coverings will have lower IIC and STC values as opposed to carpeted floors due to the absorption of sound and impact energy.

The study will be placed on CB's website and a link will be emailed to all owners such that the study can be reviewed by all.

Discuss/Vote on Hold Harmless Agreements for the following units:

Windows/Shutters: 307, 604, 606, 807

Renovation/Remodel: 208, 307, 606, 1407, PH6, PH7

The Board agreed to approve all the Hold Harmless agreements but not permit any hard surface flooring in the living area.

Jack Hillegas asked for a motion to approve the Hold Harmless Agreements with the exception of the agreement requesting approval to install carpet over tile in living area.

Motion was made by Rick Burkhart, seconded by Dr. Lee Konecke. Motion carried unanimously and approved by the board.

There were several contractors expressing concern over delays in completing projects due to supply shortages.

Rick Burkhart asked for a motion to allow contractors to work 8am to 4pm on Saturdays to meet the October 31st deadline.

Motion was made by Jack Hillegas, seconded by Dr. Lee Konecke. Motion carried unanimously and approved by the board.

8. OWNER'S QUESTIONS & COMMENTS

Question Related to stamped concrete driveway repair.

Q1: Mr. Karim, Unit 405

Who will oversee the project while it is being done?

A1: Jack Hillegas, Vice President

Pam will, and the board is more than willing to assist.

Questions Related to steel columns for canopy

Q2: Jeff Patterson, President

Has CB ever contracted with Modern Method in the past?

A2: Pam Carey, Manager

No. A representative of Sherwin Williams has recommended Modern Method.

Q3: Anne Karim, Unit 405

Are the columns structurally sound? I thought they were not.

A3: Rick Burkhardt, Treasurer

We took the worst column, which is by the north garage and excavated down to where it ties into the concrete pier, then had our structural engineer inspect it. He confirmed it was structurally sound and could infer that the others would be also.

Questions Related to Acoustic Research & Weight Analysis from Joyce Engineering

Q4: Dr. Zaheer Karim, Unit 405

What is the current mandate for hard surface flooring underlayment?

A4: Rick Burkhardt, Treasurer

Proflex MSC 90 or better

Questions Related to Hold Harmless Agreements

Q5: Anne Karim, Unit 405

The owners who submitted Hold Harmless applications for remodel are all aware of the current mandated underlayment requirement?

A5: Pam Carey, Manager

Yes, we make sure that when they submit their remodel plan, it has to be specified what underlayment they're using and that it meets our standard.

Q6: Anne Karim, Unit 405

I have a question on these hold harmless applications as it pertains to tiling of the dining room area and I will preface it by saying I did vote for hard surface flooring. I don't live in this building. I have an ongoing seasonal rental. I see some of the language being thrown around in emails. People are furious and upset about it. I wonder what happens down the road when the noise level increases from furniture sliding across the hard surface flooring. I'm in Unit 405. I have no noise. My noise is the elevator, that's all we hear. Is the association at risk for being sued by owners because of the noise especially given that the hard surface flooring amendment did not pass?

A6: Rick Burkhardt, Treasurer

This is why we went through our attorney to ask about this because the board did not know the answer. An owner submitted a request and we as a board asked our attorney what the proper legal obligation and response should be. He was confident that this would stand up in court, but our denial of the request probably would not. With this information presented to us we were compelled to grant permission to the unit owner.

Pertaining to noise coming from sliding of furniture, the board added a rule that owners are required to have slider pads under moveable furniture. I further attempted to implement a rule where the association

would inspect each unit, perhaps quarterly, annually or as necessary to ensure all furniture has these pads. However, many owners did not want the association entering their unit for inspections of such matters.

Q7: Anne Karim, Unit 405

I consider myself one of the younger owners, and to me, no means no. I think I would love to have a little dog or cat. If I was retiring here and that animal was part of my life, I could make creative paperwork and make it a service animal. But whether you're young or old, the rules are to work. The buyers have three days to review the condo docs.

A7: Jack Hillegas, Vice President

Well, I would have to say I've been against tile. Not because I do not like it, I actually like tile. Noise is really what my issue is. This is why about a month ago, I talked to Jeff after doing some research to see if we could find an underlayment that would be acceptable for the installation of hard surface flooring, to allow owners the ability to install hard surface flooring in their unit. There would not be any issue if we found the right underlayment.

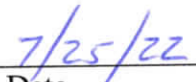
I also think we have to do a little more research on what Joyce Engineering has presented to us and determine if what we are currently using for the underlayment is the right choice. We have certain rules and regulations that we have to adhere to.

9. ADJOURNMENT

There being no further business brought before the Board, Jack Hillegas asked for a motion to adjourn the meeting. **Motion was made by Rick Burkhart, seconded by Lee Konecke. Motion carried unanimously and approved by the board.**

Meeting was adjourned at 11:32am.


For Secretary


Date