



Crescent Beach Condominium Association, Inc.
January 12, 2022
Board of Directors Meeting

CALL TO ORDER

This meeting was called to order by Sheelah Yawitz, President of Crescent Beach Condominium at 10 AM in the North Courtyard.

1. ROLL CALL

The Following Directors were in attendance in person or on by phone:

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

OWNERS PRESENT:

M&M Hereth/Smith, Unit 205	S. Aaron, Unit 703
M&M Melka, Unit 300	Dr&Dr. Barzun, Unit 800
J. Hillegas, Unit 301	J. Patterson Unit 902
M&M Aschacher, Unit 305	M&M Soden, Unit 1000
B. Powers, Unit 404	M. Schulz. Unit 1107
B. Wolfson, Unit 604	T. Dunne, Unit 1205
P. Frazier, Unit 506	M&M Tricarico, Unit 1407
D. Schumaker, Unit 601	M&M Hershberger, PH6
M&M Frissell, 605	R. Burkhardt, Unit PH7
M&M Kratz, Unit 606	

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

Yawitz stated the Notice of this Board of Directors Meeting was signed and dated January 10th, but posted on the lobby bulletin board and office window on January 3rd. meeting Florida Statute requirements.

A majority of the directors were present as well as Mgr. Pam Carey.

3. APPROVE AND WAIVE READING OF NOVEMBER 18, 2021 MEETING MINUTES:

Yawitz asked for a motion to approve and waive reading of the prior meeting minutes from November 18, 2021. Pete Brown made a motion, seconded by Bill Knapp. Motion carried in favor to approve and waive reading of the November 18, 2021.

4. OFFICERS' REPORTS:

President's Report:

- New Owners Mary Anne & Donald Hershberger, PH 6, introduced themselves and were welcomed.
- Please check for and pick up your packages daily.
- Please put felt pads under all furniture that is not on carpeting – that includes lanai area.

5. NEW BUSINESS:

Replace Recycling System.

Yawitz asked Lee Konecke to give the background on our current system, which is 15 years old. Lee and Rick Burkhardt of PH7 have been working with Jesus and Pam on our current System and researching the replacement system.

Lee reported: *Rick and I have seen the Trash Recycle Machine in our Condo. It is on its last legs at best. It's an antiquated system with turn style run by equivalent of a bicycle chain, electric motor and gear box. It's labor intensive and requires hand emptying of some trash. The current system has run its course and all the service calls occurring are hard to manage for both of our entities – Crescent Beach and Wilkinson Hi-Rise. It is time to replace.*

Pam, Jesus, Rick and Lee met with the people from Wilkinson and Waste Management. The replacement machine they presented is the state of the art to meet our trash requirements. It consists of two dumpsters only – it is a Bi-Sorter. One for garbage and one for recyclables. The machine uses one diverter "flap" to deflect materials from the chute to the recycling containers or the garbage compactor. There are no moving parts except diverter "flap". The garbage unit will compress 6 cubic yards to 2 cubic yards, to a 3 to 1 ratio. The final weight when compressed will be approximately 1800 pounds so that is why we will not compress 100%. They only need to be removed and placed outside for Waste Management to pick up with their trucks. The dumpsters will be purchased from Wilkinson since they would be more expensive if provided by Waste Management. In the process of installing the new unit, the old unit will be completely removed by Wilkinson. All components of the Wilkinson unit will be new.

Konecke reported that this time and in the past, cardboard boxes were put down the trash chute, which breaks our system. Break down your cardboard boxes and put in trash room on each floor, or in front of the Condo's maintenance room on the 1st floor to avoid this problem in the future.

In response to questions asked, Konecke reported:

- There will be no savings from Waste Management with this new system as the same amount of garbage and recycle will be picked up.
- The new system will take a couple of months to make and approximately 2 days to install. We will do our best to avoid the couple of weeks around Easter when the condo is heavily occupied.
- The green and yellow trash bins will not be needed with this new system.

Yawitz stated the complete recycle system replacement is \$64,400.00 which will be paid from Reserves.

On a motion made by Knapp and seconded by Brown, the motion unanimously passed to purchase the new recycling system.

6. OLD BUSINESS:

Yawitz Reported:

JMC Engineering Report.

Joe Clark of JMC recently performed a structural condition assessment at CB. JMC walked our entire property and also accessed 18 residential units as part of their assessment. Pam and I accompanied Joe Clark of JMC during his 2-day assessment. We showed him a sampling of all units: 1 bedroom; 2 bedroom - regular and corner; 3 bedrooms; Townhouse units; and those units that were most affected by Hurricane Irma.

Things to note from JMC Engineering's Report:

Under definitions:

- Good Condition – In working condition and does not require immediate or short-term repairs.
- Fair Condition – In working condition but may require immediate or short-term repairs.
- Poor Condition – Not in working condition or requires immediate or short-term repairs.
- Dangerous Condition – Any building, structure, or portion thereof that meets any of the following:
 - The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
 - There exists a significant risk of collapse, detachment or dislodgement of any portion of the building or structure.

In the Structural Engineer's Report, under Discussion and Conclusions:

The overall structural condition is good to fair and the building is safe for continued use. Engineer informed us those new buildings would be in Good Condition.

Report commented that concrete deterioration is the most common cause in South Florida coastal environment of the reinforcing steel. The primary cause of corrosion is exposure to chloride ions, which are present in the local environment.

CB has corrected all minor repairs that were noted. The engineer recommended painting of the building in 2023. Most of the other engineer suggestions will be dealt with at that time, as agreed to by our engineer. There was one master window that was noted in the engineer's report that needed fixing. It is part of our punch list of Hurricane Irma repairs as we're waiting on materials to arrive.

Yawitz stated the Engineer's Report reflects current and prior Board's and our manager being pro-active in addressing/resolving potential issues to maintain the safety of our 30+ year old building.

Hurricane Irma Update.

We are at the 'punch list' stage. We still have doors that need replacement. They have all been painted. We are still waiting on the hardware which has been held up with all the shipping delays. Once received, installation will begin. We cannot install the doors with the old hardware. During the door installation phase, all other door issues will be addressed – thresholds, adjustments, etc.

We have several miscellaneous items that are still on order. We are following up on each item. FYI, our General Contractor does not receive their last escrow payment until all work is completed and signed off by Crescent Beach.

Additional Updates:

- * Hannula Landscaping is scheduled this month for restoring sand, 6" deep, on the west side of CB's property. They roto till the sand, then spread, and add rip rap rock around the landscape.
- * Tennis & Pickleball Courts resurfacing and re-fencing around the courts have started. These courts will be under construction and not usable until further notice. The project will take several weeks. Temporary Pickleball courts are set up on the north-east parking area. Play at your own risk. Thanks again to Jack Hillegas, Unit 301, for coordinating/overseeing this project.
- * Canopy Replacements – Sunmaster is waiting on permit approval from the City of Marco Island. Hopefully, they will start in February. This will be a noisy project with a change in driving areas due to large equipment. Those In-Residence will be notified and this will be posted in the elevators.
- * In the summer of 2022 we will repair and re-seal all Bomanite driveway areas.
- * Mitigation Reminder: Each owner is required to be fully mitigated by September 30, 2023 and verified by a licensed Mitigation Inspector. A list of Wind Mitigation Inspection Providers is available. If you need a copy call/email Richawn.

If you have Verification of your Mitigation, check the date on your mitigation form, as it is normally valid for 5 years before it will need to be re-inspected for an updated mitigation verification. Once received, please forward a copy of your Mitigation report to the office.

Q: Heidi Kallinich, 607, asked when owners would be receiving proposals for glass window/sliders replacement.

A: Prior to February 1, 2022 Annual meeting.

Voting Process for Board:

A few owners have asked questions regarding the process.

First regarding the Proxy: As stated on Proxy to be completed by you:

"This is a general proxy and will be utilized solely to enable the Association to achieve a quorum at the annual meeting and for votes on parliamentary motions, such as approval of minutes and the motion to adjourn."

The Proxy **does not** allow who you appoint – either the President or another individual owner - to vote on your behalf for the Board openings.

Please return the Proxy so we have a quorum present.

Marsha Schulz who has assisted with the ballot counting process in the past, explained the Ballot Counting Process and what would cause a ballot to be invalid.

This is a secret process.

Do not put your proxy in the ballot envelope.

The top left corner of the Ballot Return Envelope, needs to be completed. Add your unit number and sign your name.

Put the election ballot in the ballot envelope and put that envelope in the ballot return envelope.

On the ballot, vote for no more than 3 nominees and do NOT put any identifying marks.

7. OWNERS QUESTIONS/COMMENTS TO BOARD:

Questions were also taken/answered during the above reports.

Q: Barry Wolfson, Unit 604 asked if CB has plans to advise those in-residence of anyone testing positive. A: Legally we cannot. We ask the individual to notify those they were in contact with the preceding 36 hours before the first symptom.

Q: Irene Soden, Unit 1000, asked if the engineer did a study of our soil. A: No. It was a structural engineer study only.

Peggy Frazier, Unit 506 announced there would be social events January 17, February 21, March 21 and April 11. Sign-up sheets will on the mail shelf.

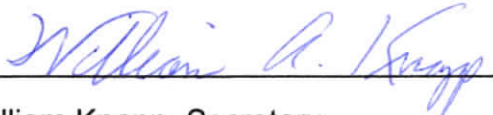
Manager Carey reminded everyone to turn off the gas line after using the BBQ Grills. Recently both gas levers were not turned off. And, the north grill's timer did not automatically turn off. This will be checked into and fixed. (*Update: After the meeting, 2 new timers were ordered.*)

SCHEDULE NEXT BOARD MEETING:

The Annual Meeting is scheduled for Tuesday, February 1, 2022, 10 a.m. in the N. Courtyard at Crescent Beach.

8. ADJOURNMENT:

Brown made the motion to adjourn the meeting which was seconded by Knapp. Motion was unanimously approved, Meeting was adjourned at 10:35 AM.



William Knapp, Secretary

1-14-22

Date