



Crescent Beach Condominium Association, Inc.
March 11, 2022
Board of Directors Work Session

1. CALL TO ORDER

The meeting was called to order by Pete Brown at Crescent Beach Condominium Social Room at 9:30 a.m.

2. CALL OF THE ROLL

The Following Directors were in attendance:

Jeff Patterson	President
Jack Hillegas	Vice President
Rick Burkhart	Treasurer
Pete Brown	Secretary
Lee Konecke	Director

Owners in Attendance:

<i>M&M Tricarico, Unit 1407</i>	<i>M. Brown, Unit 808</i>
<i>B. Knapp, Unit 603</i>	<i>K. Hunt, Unit 1402</i>
<i>M&M. McMahon, Unit 701</i>	<i>R. Rebner, Unit 1405</i>
<i>M&M. Lipic, Unit 900</i>	<i>S. Yawitz, Unit 1106</i>
<i>D. Schumaker, Unit 601</i>	<i>J. Parkinson, Unit 905</i>
<i>H. Polsky, Unit 1206</i>	<i>M&M. Kallinich, Unit 607</i>
<i>J. Melka, Unit 305</i>	<i>F. Crivello, Unit 807</i>
<i>M. Hershberger, Unit Ph6</i>	<i>J. Tiedeken, Unit Ph1</i>
<i>M&M. Aschacher, Unit 300</i>	<i>Dr&Dr. Barzun, Unit 800</i>
<i>M&M Magovern, Unit 1101</i>	<i>S. Mientus, Unit 306</i>

3. PROOF OF NOTICE

Five directors were present and Mgr. Pam Carey. Jeff Patterson stated the 48-hour notice was posted on the lobby bulletin board as required by Florida Statutes.

4. APPROVE & WAIVE READING OF THE PREVIOUS MEETING MINUTES

Jeff Patterson asked the board for a motion to approve and waive reading of the February 21, 2022 Board of Directors Meeting Minutes.

Motion was made by L. Konecke, seconded by Pete Brown, motion unanimously carried.

5. DISCUSS CANOPY SITUATION/COSTS

Jack Hillegas confirmed he is in receipt of the permit. President Jeff Patterson stated that the intent is to complete canopy project. The overall bid for the project was \$260,000. CB made a down payment of \$130,000 to initiate the work. However, recently a change order for \$12,000 was requested by Sunmaster. Hence, CB Board is considering the cost of the project.

Two Board Members will meet with a representative from Sunmaster to come to a sound agreement. Either CB will continue contract with Sunmaster or seek another contractor.

6. DISCUSS/APPROVE HYDRAULIC LIFT REPLACEMENT OR REPAIR

As it relates to the replacement of the trash system, originally, we thought that the hydraulic lift had to be replaced to accommodate the larger trash receptacles. Wilkinson has reengineered and redesigned another system so we are no longer in need of a new hydraulic lift. This saves us \$23,000

7. DISCUSS ATTORNEY ADVICE RELATED TO WIND MITIGATION

Jeff Patterson stated that CB Board is currently working with CB's Attorney to explore options. Treasurer Rick Burkhardt further stated that owners are only considered fully mitigated when they submit the Wind Mitigation Report to the office. Also, fully mitigated units will be exempt from special assessment. If wind mitigation mandate stays in place. Burkhardt further clarified that according to our Association Attorney CB cannot prorate individual owners for expenses they already incurred.

8. DISCUSS REQUESTS FROM OWNERS

A lengthy discussion with CB owners and Board of Directors followed. According to our Association Attorney, The Board can approve on a case-by-case basis the installation of hard surface flooring in unit dining areas as defined by the Association.

9. DISCUSS PROGRESS/EXPECTATIONS FOR STANDING COMMITTEES

President Jeff Patterson acknowledged each Committee and thanked them for their dedication and efforts.

10. REVIEW DRAFT EMPLOYEE JOB DESCRIPTIONS

President Jeff Patterson thanked Joe Lipic for his help in formulating formal job descriptions. Patterson gave a deadline to the other Board members of April 1st to provide feedback.

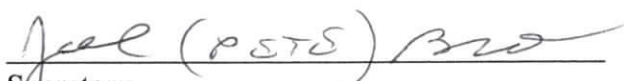
11. OWNERS' COMMENTS


A number of questions were asked by owners and answers were provided by the board.

12. ADJOURNMENT

There being no further business brought before the Board, Jeff Patterson asked for a motion to adjourn the meeting. Motion made by Jack Hillegas, seconded by Pete Brown and was approved by the owners.

Meeting was adjourned at 11:19am.


Secretary


Date