



Crescent Beach Condominium Association, Inc.
March 25, 2022
Board of Directors Meeting Minutes

1. CALL TO ORDER

The meeting was called to order by Jeff Patterson at Crescent Beach Condominium Social Room at 10:00 a.m.

2. CALL OF THE ROLL

The Following Directors were in attendance:

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

Owners in Attendance:

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| <i>Mr. J. Tiedeken, Unit PH1</i> | <i>Mr. H. Polsky, Unit 1206</i> |
| <i>Mrs. S. Magovern, Unit 1101</i> | <i>Dr. J. Barzun, Unit 800</i> |
| <i>Mr. & Mrs. Walker, Unit 1202</i> | <i>Mr. P. Karl, Unit 1002</i> |
| <i>Mrs. N. Patterson, Unit 902</i> | <i>Mrs. Aaron, Unit 703</i> |
| <i>Mr. J. Hutchinson, Unit 700</i> | <i>Mr. & Mrs. Jefferies, Unit 1400</i> |
| <i>Mrs. V. Hawley, Unit TH2</i> | <i>Mrs. S. Mientus, Unit 306</i> |
| <i>Mr. & Mrs. Aschacher, Unit 300</i> | <i>Mr. A. Carey, Unit 802</i> |
| <i>Mr. D. Schumaker, Unit 601</i> | <i>Mrs. M. Brown, Unit 808</i> |
| <i>Ms. J. Hereth, Unit 205</i> | <i>Ms. J. Parkinson, Unit 905</i> |
| <i>Mrs. C. Nierman, Unit 1203</i> | <i>Mr. N. Tricarico, Unit 1407</i> |
| <i>Mr. B. Wolfson, Unit 604</i> | <i>Mr. T. Dunne, Unit 1205</i> |
| <i>Mrs. J. Cunningham, Unit 1201</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 AND WAIVE READING OF MINUTES

Jeff Patterson asked for a motion to approve and waive reading of the prior meeting minutes from March 11, 2022.

Motion carried in favor to approve and waive reading of the March 11, 2022 minutes.

5. DISCUSS/APPROVE CONTRACT WITH WILKINSON HI-RISE FOR THE 3 FRONT LOAD CONTAINERS

The original contract signed with Wilkinson High Rise to replace the existing recycling systems with a new BiSorter system & compactor was for \$64,400 but only included two sets of dumpsters. However, five sets of dumpsters are needed to operate the new equipment effectively. This comes with an additional cost of \$17,655.

Jeff Patterson asked for a motion to approve the updated proposal with the additional 3 dumpsters with Wilkenson Hi-Rise at a cost of \$17,655. Motion carried unanimously and approved by the board.

6. DISCUSS/APPROVE CONTRACT WITH CONDEE COOLING AND ELECTRIC TO REPLACE THE SPRINKLER BOOSTER PUMP

There are two problems with the booster pump; First issue is that it is burnt out and secondly, there's a huge voltage drop between the building and the pump.

We met with Condee Cooling and Electric to replace the Sprinkler Booster Pump for \$5,696. They will remove the existing 2-HP sprinkler booster pump and install a new 2-HP sprinkler booster pump and connect to the existing sprinkler piping.

The city water pressure is not sufficient to supply the sprinklers on the furthest western part of CB property. The booster pump is needed to increase water pressure to a desired level and improve its flow rate.

Jeff Patterson asked for a motion to approve the contract with Condee Cooling and Electric to replace the Sprinkler Booster Pump at a cost of \$5,696. Motion carried unanimously and approved by the board.

7. BOARD TO VOTE ON CONDO RULES & REGULATIONS, COMMITTEE RECOMMENDATIONS REGARDING:

Jeff Patterson stated that on February 1, 2022 when the new board was inaugurated, five committees were assigned along with volunteers from CB residents. The committees are: Insurance Committee, Landscaping Committee, Communication and Engagement Committee, Emergency Preparedness Committee, and a Committee to review the Condominium Declarations Bylaws and Rules.

The Condo Declaration and Bylaws Committee chaired by Rick Burkhart, has presented five different items for the board to consider allowing owners to vote. For each of the item amendments to pass, 78 owners' consent is required.

i. Lanai: Section 11.3(A)(1) of the Amended and Restated Declaration

Rick Burkhart clarified that the lanai item to vote on is more of an administrative change. The verbiage of the Condominium Documents needs to correspond with current practice. Burkhart stated that the association incurred the cost for the maintenance, repair and replacement of the units with fixed lanai

screens for over 25 years but the Condominium Documents were never updated to reflect this. Also, screens not located on a lanai will remain the responsibility of the unit owner.

Jeff Patterson asked for a motion for the board to consider allowing owners to vote on lanai. Motion carried unanimously and approved by the board.

ii. Flooring – Section 11.3(C) of the Amended and Restated Declaration

This item permits the tiling of the entire unit, with the exception of the bedrooms. However, all non-carpeted areas are required to have the most effective soundproofing underlayment material as determined by the association.

Jeff Patterson asked for a motion for the board to consider allowing owners to vote on hard surface flooring.

President Jeff Patterson voted in favor, Vice President Jack Hillegas voted *not* in favor, Treasurer Rick Burkhart voted in favor, Secretary Pete Brown voted in favor and Director Lee Konecke voted *not* in favor. Motion passed 3-2.

iii. Restrictions Related to Vehicles and Parking – Section 12.9 of the Amended and Restated Declaration.

The language was adjusted to include golf carts, scooters not to exceed 150 cc and sport utility vehicles. Commercial vehicles are not allowed to park on property without Board approval and *oversized vehicles must park outside the parking garages.*

Jeff Patterson asked for a motion for the board to consider allowing owners to vote on restrictions related to vehicles and parking. Motion carried unanimously and approved by the board.

iv. Smoking and Vaping Prohibited – Section 12.12 of the Amended and Restated Declaration

The association has received numerous complaints. There are many owners in the building with allergies and respiratory disorders. These owners cannot use their Lanai because of second hand smoke. This initiative will make CB a smoke free property with the exception of designated smoking areas.

Jeff Patterson asked for a motion for the board to consider allowing owners to vote on smoking and vaping. Motion carried unanimously and approved by the board.

v. Qualifications – Section 4.2 of the Amended and Restated Bylaws

To ensure all board members are impacted equally by board decisions, this initiative will require board members to be unit owners. We also added additional verbiage that if your unit is owned by a trust then the trustee of that trust could be a board member.

Jeff Patterson asked for a motion for the board to consider allowing owners to vote on non-owners serving on the board. Motion carried unanimously and approved by the board.

8. UNFINISHED BUSINESS:

i. Canopies with Sunmaster:

Recently there was a test excavation by the north garage. Sunmaster had indicated that they were going to have to excavate around all 12 posts and reinforce them at a significant cost. We found out the steel is satisfactory underground and remediation is not required.

The goal is to complete the canopy, however with all the price increases and miscommunication the board is considering cutting ties with Sunmaster and seek additional bids or renegotiating.

ii. **Employee Raise:**

On March 24th, CB board had a special meeting and executive session to discuss employment of personnel. After Wayne retired, Jay was assigned to take over both duties but his salary remained the same. The Board voted to increase his salary to compensate him for his additional responsibilities. President Patterson acknowledged Jay's continuous hard work and thanked him for his efforts.

9. **ADJOURNMENT**

There being no further business brought before the Board, Jeff Patterson asked for a motion to adjourn the meeting. **Motion carried unanimously and approved by the board.**

Meeting was adjourned at 11:24am.

Ag (PETS) Biv
Secretary

4/19/22
Date