



Crescent Beach Condominium Association, Inc.
August 4, 2023
Board of Directors Meeting Minutes

1. CALL TO ORDER

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

2. CALL OF ROLL

The following five directors were in attendance as well as Mgr. Pam Carey

<i>Jeff Patterson</i>	<i>- President</i>	<i>- By Zoom</i>
<i>Peggy Frazier</i>	<i>- Vice President</i>	<i>- By Zoom</i>
<i>Pete Brown</i>	<i>- Treasurer</i>	<i>- By Zoom</i>
<i>Rick Burkhardt</i>	<i>- Secretary</i>	<i>- In Person</i>
<i>Jack Hillegas</i>	<i>- Director</i>	<i>- By Zoom</i>

Owners in Attendance:

Mrs. D. Burkhardt, Unit PH7
Mrs. S. Mientus, Unit 306
Mr. B. Knapp, 603
Mrs. M. Schulz, Unit 1107

Owners via Zoom:

Mr. D. Schumaker, Unit 601
Mr. & Mrs. Walker, Unit 1202
Ms. J. Parkinson, Unit 905
Mrs. M. Mueller, Unit 1406
Mrs. S. Yawitz, Unit 1106
Mrs. K. Strickland, Unit 506
Mr. F. Magovern, Unit 1101
Mrs. M. Hersherberger, Unit PH6

Mr. S. Vowels, Unit 1405
Mrs. V. Hawley, Unit TH2
Mr. R. McMahon, Unit 701
Mrs. J. Tricarico, Unit 1407
Mr. S. Raab, Unit 302
Mr. T. Nierman, Unit 1203
Mr. T. Grady, Unit 803
Ms. M. Torrey, Unit PH3

3. PROOF OF NOTICE OF MEETING

Jeff Patterson stated the 48-hour notice was posted on Tuesday, August 1st 2023 in the lobby bulletin board and emailed to all owners as required by Florida Statutes.

4. AGENDA

- I. Discuss/vote on submitting a proposal to the Fining Committee to suspend Unit 1203 owners' right to use the Common Element amenities due to failure to comply with provisions of the Condominium Documents.**

The owners of unit 1203, their guests, tenants and invitees are suspended from using Common Element amenities that are not necessary for access to or use of your unit or Limited Common Elements. These include the pool, pool deck, spa, sundeck, grills, beach access walkway, tennis courts, pickleball courts, shuffleboard court and both exercise rooms.

Use of any of these amenities would constitute fineable offenses. This suspension would remain in effect until your unit is restored to compliance or the matter is resolved by the appropriate legal proceedings.

II. Discuss/vote on engaging in Presuit Mediation with Unit 1203 owners due to failure to comply with provisions of the Condominium Documents.

Jeff Patterson is proposing that the board enters into meditation with unit 1203 owners due to failure to comply with provisions of the Condominium Documents.

Motion was made by Rick Burkhart, seconded by Pete Brown

Motion carried unanimously.

III. Discuss/appoint members to serve as the Association's representatives for the Presuit Mediation process.

President Jeff Patterson nominated himself and Secretary Rick Burkhart as the Association's representatives for the Presuit Mediation procedure.

Motion was made by Pete Brown, seconded by Peggy Frazier

Motion carried unanimously.

5. MANAGER'S REPORT

Gulfstream has finished the 08 and 07 stacks. We did discover some units that required concrete reconstruction on the lanais, which took about a month to complete, but once completed, the shutters were closed. The crews have finished power washing, caulking, and painting the '06, '05, and '04 stacks, and are now sanding and painting the railings. All damaged concrete discovered during this process was repaired. In addition, all damaged screens discovered will be replaced.

The men are currently on the '03 & '02 stacks. Gulfstream has four swing stages on the west side of the building and two men painting the halls on the east side.

Another crew power washed both garages and has finished painting the south garage's exterior and presently painting the north garage.

6. OWNERS QUESTIONS & COMMENTS

Several questions were posed and responses were given.

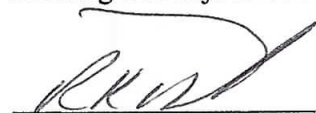
7. ADJOURNMENT

There being no further business brought before the Board, Jeff Patterson asked for a motion to adjourn the meeting.

Motion was made by Pete Brown, seconded by Rick Burkhart

Motion carried unanimously in favor to adjourn the meeting.

Meeting was adjourned at 10:33 am.



Secretary

27 OCT 2023

Date