



**Crescent Beach Condominium Association, Inc.
February 14, 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 THE ROLL

Rick Burkhardt called the roll and the following four directors were in attendance as well as Mgr. Pam Carey

Jeff Patterson	- President	- In Person
Peggy Frazier	- Vice President	- In Person
Pete Brown	- Treasurer	- In Person
Rick Burkhardt	- Secretary	- In Person
Jack Hillegas	- Director	- Not Present

Owners in Attendance:

*Mr. & Mrs. Tricarico, Unit 1407
Mrs. M. O'Neil, Unit 1007
Mr. J. Barzun, Unit 800
Mr. H. Polsky, Unit 1206
Mrs. B. Walker, Unit 1202*

*Ms. K. Hunt, Unit 1402
Mr. & Mrs. Kallinich, Unit 607
Mrs. J. Vowels, Unit 1405
Mr. R. Walker, Unit 1202
Mr. C. Kratz, Unit 606*

Owners via Zoom:

*Mr. S. Vowels, Unit 1405
Ms. E. Courtney, Unit 1001
Ms. M. Hershberger, Unit Ph6
Mr. S. Raab, Unit 302*

3. PROOF OF NOTICE OF MEETING

Pam Carey stated the 48-hour notice was posted on Friday February 10th, 2023 in the lobby bulletin board and emailed to all owners as required by Florida Statutes.

4. AGENDA ITEMS:

At the October 25, 2022 Board of Directors Meeting, the Board approved JMC Engineering to obtain bids for the Concrete Restoration and Exterior Painting Project.

Board members held a work session with Engineer Joe Clark to discuss paint bids received from five contractors. Engineer Clark reviewed the process of selecting a contractor and answered board members questions. **No board action occurred.**

Discussion with JMC Engineering on Paint Bids

Q1: Jeff Patterson – President:

Joe, can you explain the current status of this bidding process?

A1: Joe Clark - Engineer

A specification has been completed for the entire scope of work of the project and has been sent to five qualified contractors: Gulfstream Painting and Contracting, Praxis, Commex, RL James and Spectrum. They have all provided pricing. I've put a bid analysis together and provided that bid analysis to the association.

Q2: Pete Brown – Treasurer:

At this time in your experience, who have you had the most success with out of these five?

A2: Joe Clark - Engineer

All of them. They are all credible contractors that will provide quality service.

Q3: Jeff Patterson – President:

Gulfstream Painting and Contracting has lowered their price and they are now under \$500,000. Should we talk to Praxis, Commex, RL James and Spectrum on lowering prices too?

A3: Joe Clark - Engineer

That's always an option.

Q4: Jeff Patterson – President:

Do you feel confident that the scope of work that you explained when we had the pre-bid meeting that all the companies understand exactly what needs to be done?

A4: Joe Clark - Engineer

The scope of work on this building is a very straightforward. This is a standard painting project that these contractors should understand.

C5: Jeff Patterson – President:

My suggestion to board members, I think we can exclude Praxis and RL James. I would like to have Joe proceed with the other three companies just to see what else we can come up with to take a look at cost.

Q6: Rick Burkhart – Secretary:

The last line-item on the bid proposal that states Mobilization and Demobilization in the event of a Hurricane or Weather Related event, if we do not have a natural disaster is this amount refunded to the Association?

A6: Joe Clark - Engineer

These items go in there as line items of scope of work. You essentially never pay for it. So, it ends up getting paid and then edited by the end of the process.

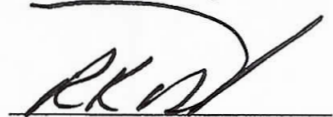
5. ADJOURNMENT

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

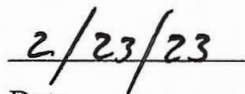
Motion was made by Rick Burkhart, seconded by Peggy Frazier.

Motion carried unanimously in favor to adjourn the meeting.

Meeting was adjourned at 10:51am.



Secretary



Date