

Creciente Condominium Association
Board of Directors Meeting Minutes October 15, 2019
7150 Estero Blvd. Fort Myers Beach, FL 33931

1. CALL TO ORDER

A. Meeting called to order at 9:30 a.m.

President Cheryl Thompson confirmed that the Notice of Meeting was posted in accordance with bylaw and statutory requirements.

B. Verification of Quorum (Roll Call)

	Present	via Phone	Absent
Director – John Grier	X		
Director – Kathy Luce	X		
Director – Mike Martin		X	
Rich Preves – Vice President		X	
Cheryl Thompson - President	X		
Becky Werner - Secretary		X	
Alex Whitenack - Treasurer	X		

2. REVIEW OF MINUTES from September 17, 2019

The Minutes of September 17, 2019 were approved as corrected.

3. Approval of Sales – No sales

4. Committee Reports

A. Budget and Finance – Alex Whitenack

- a. The accounts are not quite complete as all the bills, including water and trash pickup have not been accounted yet. It is important to get complete accounts for this month as September is used as the basis for projecting the budget for next year. Operating revenue is over expenditures by about \$15000 when unpaid bills are included.
- b. A draft Master Facility Plan shall is available for committee budget meetings.

B. Building and Grounds – Rich Preves

- a. Pipe lining in the North Building is making good progress. One owner ran water when they were told to use no water and one stack lining had to be re-installed at extra cost. We hope that the North Building will be finished around November 1.
- b. The large elevator in the South Building is still waiting for the underground work to be started. There have been some problems with the reinstalled smaller elevator due to old parts but it is working now.
- c. The outer steel door replacement has not yet started but should start soon.

- d. RL James is getting a permit for the concrete work needed to fix cracks in the North elevator room.
- e. Fire Pump replacement – the parts are in and application for the permit is in process and should be started in the next 10 days.
- f. A Buildings and Grounds committee meeting is scheduled for October 29 at 9:30

C. Decorating – Kathy Luce

- a. The committee had a walk-around workshop to make a list of priorities.
- b. The next meeting will be in November

D. Disaster / Security – Mike Martin

- a. The committee met to set priorities for budgeting: building doors, garage monitoring, changing out the master keys, looking into key fobs or like systems, posting signs for ADA compliance.
- b. Some suggestions for increased security would be to register and ID vendors and workers on the property.
- c. The next meeting will be in November.

E. Documents – Becky Werner – No report

F. Elections – Alex Whitenack – No report

G. Insurance – John Grier

- a. We are waiting for quotes
- b. The next Insurance committee meeting will be October 22.

H. Landscape – Cheryl Thompson

- a. A failed irrigation pump has been replaced at the cost of \$6700. This pump has lasted longer than the average pump life.

I. Garden Club – Sally Haddon – No report

J. Social – Carol Kucharek – No report

K. Manager's Report – Lauren Robison

- a. RL James will start concrete work in the North elevator room and then work on owner units. If owners see concrete damage in their unit, please contact the office.
- b. Steel door replacement will begin in the East Building.
- c. Johnson Control will be working on the North fire pump.
- d. Roof inspection will be November 15. David checks the roofs periodically. We will need to find a new provider for the annual roof inspection.
- e. The entry door key pads are no longer reliable, we will continue to try to fix the problems.
- f. The roller board is currently being broadcast. Due to a problem with the Comcast insertion equipment we cannot broadcast both the roller board and the cameras.
- g. Owners, please let the office know who has a key to your car and if permission is granted to take it off the property.

- h. To ensure confidentiality, only one person in the office at a time.
- 5. Unfinished Business: None
- 6. New Business:
 - a. Determination of amount of fine for pet violations
 - i. All dogs must be registered including proof of vaccination. (Renters are not allowed to have dogs on the property at any time.)
 - ii. Kathy Luce made a motion, seconded by John Grier to set a fine for pet violations at \$100 per day for a maximum of 10 days (10 day maximum is per Florida law). All Board Members were in agreement and the motion passed 7 – 0.
 - iii. In the event of a violation, 1) a phone call will be made to the owner, 2) a letter will be sent to the owner and 3) a fine of \$100 per day will be levied for a maximum of 10 days (per Florida law). The timing of the fine process could be accelerated by the manager.
 - b. Short Term Rental per the Town of Fort Myers Beach
 - i. Alex Whitenack made a motion to table this issue and Mike Martin seconded it. All Board members were in favor of tabling this issue in order to gather more information. The motion to table passed 7-0 and will be brought up in November.
- 7. Next Meeting Date: November 19, 2019
- 8. Owner Concerns and Discussion – Concerns were brought to the attention of the Board
- 9. Adjournment – As there was no further business and no objection, the meeting was adjourned by general consent of the Board at 10:50 a.m.

Respectfully submitted by Becky Werner with notes from John Grier