

Creciente Condominium Association

Board of Directors Meeting Minutes April 16, 2019

Social Room, 7150 Estero Blvd. Fort Myers Beach, FL 33931

1. CALL TO ORDER

A. Meeting called to order at 9:31 a.m.

Cheryl Thompson confirmed that the Notice of Meeting was posted in accordance by 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 March 19, 2019 Board meeting.

The Minutes of March 19, 2019 Creciente Board meeting were approved as written.

3. Approval of Sales – Unit 306 from Scarpetti to Zuber

Alex Whitenack moved and Rich Preves seconded the approval of the sale of Unit 306 from Scarpetti to Zuber.

Voice Vote: Ayes 6 Nays 0 Motion passed

4. Committee Reports

A. Budget and Finance – Alex Whitenack

- The Owner's summary, a detailed budget to actual account and the balance sheet are now on the web for all owners to see.
- We received \$3,800 in rental fees for the first quarter of 2019. This will help offset extra expenditures due to renters needs.
- The down payment on the South Elevator was made for \$93,000.
- The furniture bill has been paid.
- At the end of the 1st quarter we are still in the black, even though it was high season.
- Replacement funds have been spent as planned.

B. Building and Grounds – Rich Preves

- a. Pipelining is scheduled to begin April 29. They will start in the South building on the east units (06, 07) and work west. The South building should be done by early June with the North building by mid-July and the East building by mid-August. This is barring weather or other unforeseen delays. Each unit stack, with 2, 3, or 4 waste stacks will take about 4 days. The shut off of waste pipes within a unit will be staggered. The engineer will be on site daily and will give a daily report. Owners will be able to replace their own dedicated horizontal lines if needed/wanted but must get approval from their vendor to do the joining to the vertical pipes as per requirements by the pipelining company.
- b. Xfinity has been giving us the runaround about their proposal which was promised by the beginning of March. We hope to have vetted all the final proposals by the May 7th Board meeting.

C. Decorating – Kathy Luce reported that the furniture for all mailrooms and elevator lobbies was mostly in place and was well appreciated by owners. A credenza for the South elevator lobby and a table exchange for the North Building have yet to be delivered. Also, art and such will be filled in later this year.

D. Disaster / Security – No report

E. Documents – No report

F. Elections – No report

G. Insurance – No report

H. Landscape – No report

I. Garden – No report

J. Social – Carol Kucharak thanked everyone who helped make last season's social events so successful.

K. Manager's Report:

- a. 47 assessments are paid in full. 35 have not yet paid but payment is expected soon in many cases. Lauren Robison will continue to monitor the situation.
- b. Dry wall repair after water leaks is being wrapped up
- c. RL James will finish concrete restoration by the end of the week
- d. If you let someone use your parking space during the off season, please let the office know who has your permission.
- e. If you have vendors doing work, they must park in the guest spaces. Owners, it is your responsibility to ensure this.
- f. All bikes without registration stickers will be disposed of after May 15. If you want to keep it, make sure it is registered in the office now.
- g. Late fees are mostly paid up and many were because of misfiled late fees and the glitch at the beginning of the year for the automatic payments.

5. Unfinished Business: None

6. New Business- Tennis Court lighting contract approval

- a. Rich Preves moved and Becky Werner seconded the motion to award the contract for tennis court lighting replacement at a total of \$9875 to Semmer Electric. Also, due to the difficulty of getting competitive bids, we will waive the necessity for 3 bids for this project.
- b. Discussion followed regarding a stop time, i.e. 9 p.m., for the tennis court lights. Lauren will contact Semmer to see if a sort of lock out process might be possible. Becky Werner will check on existing rules and the need for new ones. It was decided to wait and see if there were problems that needed solutions.
- c. Lauren will also check on the lights on the shuffleboard courts.

Board member	Date	Vote	Motion – Passed 6 - 0
	4/19		To award the contract for tennis court lighting replacement at a total of \$9875
			to Semmer Electric. Also, due to the difficulty of getting competitive bids, we will waive the necessity for 3 bids for this project.
John Grier		Absent	
Kathy Luce		Yes	
Mike Martin		Yes	
Rich Preves		Yes	
Cheryl Thompson		Yes	
Becky Werner		Yes	
Alex Whitenack		Yes	

7. Next Meeting Date: May 7, 2019, at 9:30 a.m.

8. Owner Concerns and Discussion - None

9. Adjournment – Alex Whitenack moved and Kathy Luce seconded a motion to adjourn. All in favor.

Respectfully submitted by Becky Werner