

Creciente Condominium Association Board of Directors Meeting Minutes July 16, 2019

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

1) CALL TO ORDER

A. Meeting called to order at 9:33 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	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 May 7, 2019 Board meeting.

The Minutes of May 7, 2019 Creciente Board meeting were approved as written.

3) APPROVAL OF SALES – Unit 811 Nagel to Christine Close Trust and 303 Piercy to Cady

Rich Preves moved and Alex Whitenack seconded the approval of the sale of Unit 811 from Nagel to Christine Close Trust and Unit 303 from Piercy to Cady. Vote: Ayes 7 Nays 0 Motion passed

4) UNFINISHED BUSINESS

A. Meeting with Comcast representatives re their proposal – there was much discussion and many questions answered.

B. Final discussion of the Board for TV / Internet options for the new contract:

After discussion and comparison of all options (internet or not, Century Link, Direct TV, Dish TV, and Comcast Xfinity) by the Board and owners present, Rich Preves made the following motion which was seconded by Kathy Luce: Motion to accept Xfinity Double Play proposal for video and internet with the understanding that the contract will be negotiated and finalized with our attorney.

	Yes	No
Vote to accept Xfinity Double Play proposal		
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

The motion passed 6 – 1.

5) COMMITTEE REPORTS

A. Budget and Finance – Alex Whitenack

- a. The goal is to have the monthly report done by the Board meeting which was not possible this month due to vacation by the bookkeeper. Problems will be rectified and the correct report will be posted on the website.
- b. Accounts receivable: the Treasurer and Manager are standardizing the late fee process. Beginning August 1, 2019 a late fee of \$25 will be applied to any owner's outstanding balance, when there is any balance owed on the account at 10 days after the due date of a payment, in accordance with section 8.6 of the Declaration of Condominium.
- c. The budget to actual looks pretty good though we are over with Legal fees, fire pump repair needs.

B. Building and Grounds – Rich Preves:

- a. The South Building elevator replacement has begun.
- b. Pipe lining in the South Building is taking much more time than anticipated due to problems with the original plumbing. Our engineer and Mike Douglas Pipe Lining are working through the problems. It is hoped that the North and East Buildings will not have similar problems.
- c. The fire prevention pump repair is required, we are working through proposals.
- d. The pool room was hit by lightning.

C. Decorating – Kathy Luce: No report

D. Disaster / Security – Mike Martin: no report

E. Documents – Becky Werner: no report

F. Elections – Alex Whitenack: no report

G. Insurance – John Grier: We will have an appraiser on site for a required update. Property insurance is expected to increase between 15 – 25%. General liability will need to be placed with a different carrier and will probably be an increase.

H. Landscape – Cheryl Thompson: no report

I. Garden – Sally Hadden: no report

J. Social – Carol Kucharek: no report

K. Manager's Report: Lauren Robison:

There are three serious cracks in the ceiling above the 9th of the North Building. RL James will be doing the repair by the end of July. All 3 fire pumps need new controls: per the new fire inspector we can do one per year. We have had several water leaks, faulty toilet parts often and in units where the owners are absent and have not turned off their water. The water heater in Grandma's closet burst and caused some damage. 2 wheels were removed, stolen, from a car in our garage and the recording of the pertinent time frame is being examined. 416 was foreclosed and was sold to Coldwell Banker. We have 2 new employees: Sabrina Brown is the new administrative assistant and David Rodrigues is the new maintenance person. Someone has been messing around with the pool heater control. Those owners on the pool side, please note anyone suspicious in that area. Some owners have complained about the rental application fee. Committee chairs: please give reports or information to the manager for the newsletter.

6) NEW BUSINESS- None

7) NEXT MEETING DATE: September 17, 2019 at 9:30 a.m.

8) ADJOURNMENT – John Grier moved and Kathy Luce seconded a motion to adjourn. All in favor.

Respectfully submitted by Becky Werner