

Creciente Condominium Association

Board of Directors Meeting Minutes May 5, 2020

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

1. CALL TO ORDER

- A. Meeting called to order at 2:00 p.m. Cheryl Thompson, President, confirmed that the Notice of Meeting was posted in accordance with bylaw and statutory requirements.
- B. Verification of Quorum: Present on site: Cheryl Thompson, Kathy Luce, Rich Preves. Via telephone: Mike Martin, Alex Whitenack, John Wayhart, Becky Werner.

2. REVIEW OF MINUTES from March 18 and April 1, 2020.

The minutes of each of the above meetings were approved as written.

3. Approval of Sales – Motion to approve the sale for 304, Bamford to Chambers by Rich Preves, seconded by Kathy Luce. Motion passed unanimously.

4. Committee reports

A. Budget and Finance – Alex Whitenack

- a. It is too early in the month for reports but it looks as if we are on budget. All financial reports are posted on the website.

B. Building and Grounds – Rich Preves

- a. The B&G Committee did a walk-around to finalize a “wish list” and prioritize summer projects.
- b. The South Building elevator project continues. The small cab interior is done. The controls, some shaft and pump work are left to finish.
- c. The pool gutter ledge was acid washed and it was about a 70% success. More research will be done concerning the staining on the bottom of the pool
- d. Rich Preves made a motion which was seconded by Kathy Luce to award the Reserve Study update to Sedgewick (formerly GAB) in the amount of \$3215. All in favor, motion passed.

C. Decorating – Kathy Luce

- a. The tile in the South Building elevator lobby will be replaced once the elevator replacement is completely finished. A sample of the tile to be used is in the cabinet right of the elevators.

D. Disaster / Security – Mike Martin, no report

E. Documents – Becky Werner

a. Rules and Regulations – Second Reading

i. Pet and Service Animal Rules: Becky Werner made a motion, seconded by Kathy Luce to approve the following rewritten rules regarding pets and service animals:

1. Owner(s) shall be permitted to have **one** pet only (i.e., a dog, a cat or a bird) in their Unit at any time. Guests and tenants are not allowed to keep a pet on the condominium property. An animal is permitted only if the following criteria are met: Resident(s) must register their animal and present proof of current rabies vaccinations to the Manager.
2. Any animal may be evicted for disruptive behavior (disturbing others, aggressiveness, odors, excessive property damage) at any time based on the decision of the Manager and the Board. The Board may levy a fine for violations up to \$100 per day.
3. When **pets** are outside the unit, the pet shall be kept on a leash and under the owner's direct supervision at all times. Animals may not be tied to any fixed object anywhere on the condominium complex at any time. Owners must utilize the designated pet walks located in front of the tennis court along Estero Boulevard and the north side of the tennis court. The Pet Waste Station with bags is located on the north side of the tennis court. **All animal waste must be immediately cleaned up and deposited only in the Pet Waste Station.** Pets may not be brought into the swimming pool area, the courtyard or other exercise and recreational areas at any time.
4. Owners are liable for the entire amount of all damages caused by their pet and/or service animal. This includes carpets, doors, walls, furniture and any other part of the condominium complex including landscaping. Cleaning, replacements, and other necessary mitigation shall be due immediately upon notice. Owners are solely liable for all actions of their pets and/or service animal at all times. Neither the Management, Employees, or Condominium Association are liable for the activity or actions of any pet or service animal at any time.

Motion passed unanimously.

ii. New rule regarding Smart Video doorbells and Smart Locks. Becky Werner made a motion, seconded by Rich Preves to approve the new rule concerning Electronic Video Door Equipment and Smart Door Locks:

1. Smart Video Doorbells (SVD) (like Ring, Nest, Simplisafe), can be battery operated or hard wired. Some SVDs can also include two-way audio systems. Florida law on audio recording is based on the a "Two Party Consent" concept and therefore prohibits any recording of audio conversation without mutual consent.

Any selected SVD that requires hard wiring must be installed by a licensed electrician.

2. Smart Keypad Door Locks (such as Schlage and Kwikset) come in various models and styles. Any smart door locks installed on a unit **must** have a standard type key to operate all exterior doors of the unit. A copy of that key will be provided to the manager for access within 48 hours of installation of the smart door lock(s).

Units without a standard key for condominium association access are **prohibited**.

Motion passed unanimously.

- a. Board Policy Manual Changes – Second Reading
 - i. Becky Werner made a motion, seconded by Mike Martin to change section Board Policy Manual section 1104 by removing paragraph 2.

1104 Policy Adoption:

Preliminary drafts of new policies or revisions to existing policies shall be presented to the Board of Directors, along with supporting information, for discussion and possible changes. Drafts of proposed policies may also be referred to an appropriate committee for further study if deemed necessary by the President of the Board.

~~The proposed policy or revision shall be placed on a meeting agenda of the Board in the form of a motion to accept it as a “First Reading.” After being seconded and approved by the majority of the Board, it shall be placed on file to be acted upon at a subsequent meeting, where final revisions are possible before action is taken to make it an official policy of the Board.~~

Policies are effective upon their approval unless an implementation date is specified in the motion.

Motion passed 5-2. In favor: Mike Martin, Rich Preves, Cheryl Thompson, John Wayhart and Becky Werner. Opposed: Kathy Luce, Alex Whitenack.

- ii. Becky Werner made a motion, seconded by Alex Whitenack to approve an additional sentence to Board Policy Manual 3200.3.

Expenditures of funds for emergency repairs, equipment and/or supplies may be authorized by the Manager, when it is necessary to do so to protect Association property and/or to ensure safety. ***Also, an emergency may be declared when an amenity is out of service.*** The Manager shall report any such expenditure(s) to the Board as soon as it is practical to do so.

Motion passed unanimously.

F. Elections – Rich Preves, no report

G. Insurance – John Wayhart, no report

H. Landscape – Cheryl Thompson

- a. Work has begun to add a drain at each beachside stairwell to improve drainage
- b. The walkway to the tennis court will be widened.

I. Garden Club – Sally Haddon, no report

J. Social – Carol Kucharek, no report

K. Manager's Report – Lauren Robison

- a. The list of summer project is being prioritized and assigned to either inhouse or outside contractor.
- b. RL James will begin concrete restoration on the lanais on the North building 17 stack and the East Building 23 stack. IF ANY OWNER NOTICES DETERIORING CONCRETE IN THEIR UNIT, ESPECIALLY ON THE LANAI, PLEASE CONTACT THE OFFICE.
- c. Semmer Electric will add lighting to the garage and to the dog walk area.

5. Unfinished Business: Covid-19 discussion:

- a. All amenities are open with social distancing requirements in place.
- b. Discussion was held and consensus reached to research continuing the ability of owners to call into conference calls of Board meetings. We might need more equipment. Lauren Robison will research what is needed.
- c. The board has been receiving an email report each week listing what is happening. The Manager will begin to send that report to all owners as well.
- d. Both the conference call-in by owners and weekly reports should increase transparency and understanding of what is going on here and will cut down on rumors and misinformation.

6. New Business: none

7. Next Meeting Date: July 14, 2020 (Tentative at this point in time.)

8. Owner Concerns and Discussion

- a. Cheryl Thompson made an announcement that there will be a weekly email update for both the Board and the Owners regarding what is happening here at Creciente. This will replace the monthly newsletter.
- b. Cheryl Thompson also said that the purple FMB entry passes are still valid for this year.
- c. Becky Werner encouraged everyone to be prepared for hurricane season, cleaning out their refrigerator and bringing inside everything from the lanai.

9. Adjournment – With no further business and no objections, the meeting was adjourned at 3:18 p.m.

Respectfully submitted by Becky Werner