

Creciente Condominium Association

Board of Directors Meeting

Minutes

Date: February 19, 2019

Call to Order: 09:30 AM

By: President Thompson

Roll Call:

M. Grier.	Present
M. Luce	Present
M. Martin	Present
M. Preves	Present
M. Werner	Present. By phone
M. Whitenack	Present
M. Thompson	Present

Quorum: Present

Posting: Certified

Prior Minutes:

Since no corrections, minutes accepted as written

Approval of Sales: No Sales

Manager's Report:

Introduction of our new administrative assistant, Sandy

17 stack has cracked pipe repairs ordered

06 stack is backed up repair ordered.

Trash problems are less than earlier.

Dryer lint clean out this week

We will no longer keep car keys, due to liability for automobiles in our care, custody or control. Owners please make other arrangements and pick up your keys.

Committee chairs please send photos of activities to office for News Letter

Budget & Finance:

Revenues exceeded expenditures, in 2018 by \$28,000 +/- . After a completed audit the board must decide what to do with that money. The Annual Report should be ready for the auditor next week. This will, hopefully, result in him completing his work by the end of March 2019. Coupon books were late getting sent to owners after the monthly amount was set in December 2018; therefore slate fees will not be charged in January 2029. . Association was late in getting

Building & Grounds:

Modernize Elevators in South Building: Three bids received and discussed by Building and Grounds Committee..

Motion by M. Preves, seconded by M. Luce

That the board accept the bid of M & L Elevator in the amount of \$250,400.00 to modernize the elevators in the South Building.

Roll Call Vote

M. Grier	Yes
M. Luce	Yes
M. Martin	Yes
M. Preves	Yes
M. Werner	Yes
M. Thompson	Yes

Motion Passes. 6-0

Lightning Rods and ground attachments are damaged. This is a safety issue that needs to be remedied. There is one contractor in the area.

Motion by M. Preves, seconded by M. Grier

That the board award a contract for lightning protection to Lightning Protection Consultants, in the amount of \$8,200.00.

Amendment to motion proposed by M. Preves, Seconded by M. Grier that the board waive the three bid requirement.

Voice Vote. Yes 7, No 0

Amendment Passes

Roll Call Vote on Motion

M. Grier	Yes
M. Luce	Yes

M. Martin	Yes
M Preves	Yes
M. Werner	Yes
M. Whitenack	Yes
M. Thompson	Yes

Motion Passes

Electrical surge protection is not in existence for low voltage system. We have a bid from Semmer Electric to remedy this. The Fire Department advises that the North Building fire pumps and controls require replacement. We are evaluating.

Motion by M. Luce, seconded by M. Whitenack

The board award a contract to Semmer electric, in the amount of \$5,395.00 to provide surge protection to all buildings. **Roll Call Vote**

M. Grier	No
M. Luce	Yes
M. Martin	Yes
M. Preves	Yes
M. Werner	Yes
M. Whitenack	Yes
M. Thompson	Yes

Motion Passes 6-1

Association's Cable TV contract is coming up for rewrite/change. We must make up our minds by July 31, 2019. Comcast and other technicians believe our problems stem from (20%) distribution to buildings, (40%) distribution connections within the buildings and (40%) within the units. Comcast is hoping to re-wire the units as part of their proposal. No board action taken.

Pipe lining bids were received and consist of three components: Vertical lines, Re-vent lines and Lateral lines. Bidders are including the verticals in all bids. Re-vents are included as an option if they can without wall openings. Due to document stipulations, laterals are not being considered. We and our engineer are reviewing bids now.

Decorating:

Awaiting furniture, due in March. The old furniture will be auctioned

off. Seeking tile bids for the South and East building main floors. The committee is restyling to a beach look.

Disaster and Security:

Thanks to Ken and Dee Platt for arranging Sheriff's inspection. Committee is seeking bids for new cameras, additions to our current system and DVRs to enhance quality of picture. Committee is considering replacing door entry system with FOBs. Talking to two vendors. Also considering securing garage entry doors, and replacing locks/keys for security doors. The committee is also considering solutions to the following problems. We have a trash room problem with contractors dumping in our dumpsters rather than getting their own. We also have a problem with dumping cement in our drains. It hardens before it gets to the street. Additional cameras should help reduce these problems

Documents:

Committee recommends that rules 10 & 11 be consolidated:

Garbage; Household trash must be separated from recyclable materials, placed in securely tied trash bags and disposed of in receptacles designated by the Association.

Cardboard; Cardboard boxes must be broken down into a flat condition and placed in the proper bins located on the ground level of each building.

Recycling; Recyclable material such as newspaper, glass, and plastic containers are to be taken to the ground floor of each building and deposited in recycling containers **NO PLASTIC BAGS!**

Large Objects-Furniture, Appliances and Electronics; Large items are NOT to be put in Dumpster Rooms. Place large items in the parking spot closest to the tennis court and Estero Blvd, in the south parking lot. Please call Advanced Disposal at 239-334-1224 for pickup. Put items out no sooner than 24 hours before the scheduled pick up. Please notify the office of scheduled date.

Motion by M. Werner, Seconded by M Whitenack that the board adopt the above changes.

Amendment offered by M. Werner, Seconded by M. Whitenack
That the word clean be added before “ Cardboard” and “ Recycling”
Voice vote Amendment Ayes 7s, Nays 0. Amendment passed
Voice vote Motion. Ayes 7, Nays 0. Motion passed

Vaping:

Motion by M. Werner

To add a rule preventing smoking and vaping in any building, common areas, including the garage, EXCEPT for the Bar B Que areas,

Second by M. Preves

Voice Vote

Ayes 3, Nays 4.

Motion failed

Motion by M. Grier, Seconded by M. Luce

That Rule no. 1, sentence 6 of the Association Rules and Regulations be deleted

Voice Vote; Ayes 7, Nays 0; Motion passed.

Election:

No Report

Garden:

Thanks to members for help in picking up.

We touching up painting turquoise new pots

We have seedlings in our tower garden.

Insurance:

No report

Landscape: No Report

Personnel: No Report

Social:

Self funded

Deck Party

Beach Party; Weather permitting

Old Business:

None Presented

New Business: None

Owner's Comments

M. Kucharek.

We have “ flooding “ along the seawall between the north and south entrances to the property. Possible cause EBT's drainage, Rich will check out.

Next Meeting set for March 19, 2019 at 9:30 AM

Adjournment:

Moved by M. Whitenack; Second By M Preves

That the meeting be adjourned.

Voice Vote: Yes 7; No 0

Motion Passed

Meeting adjourned 11:25 AM