

Creciente Condominium Association

Annual Members Meeting

Date January 7, 2019

Called to Order by President Thompson 7:00 PM

Proof of Posting: Given

Reading of minutes: Waived

Ballots & Proxies Closed.

Reports of Officers

President:

Thanked VP Remington for his multiple years of service. Thanked Director Bazylak for his service. New staff. Deferred Maintenance projects completed. Moving forward with south elevator and plumbing projects.

Vice President:

Thanked all owners who have worked on committees; Encouraged participation on committees; Noted that we have a new manager and maintenance person.

Secretary:

Complied with Statute on Meetings; Posting, Agenda, and minutes
Complied with Statute regarding amendments to our documents. Thanked our new manager and maintenance technician and board members.

Treasurer:

Operating and Replacement accounts have been approved. Members have been e-mailed of budget. AH is \$640.00. Some members did not get coupons in time. The Garage Deck special assessment has \$46,000.00 unspent. That will be used for concrete restoration. Flood Insurance Proceeds. Have \$100,000.00 unspent. They will be used for any damage related to the hurricane. Items over budget were Legal, North Building Elevator, and pool. The operating account is currently 55,000. Under budget.

Reports of Committees

Budget and Finance:

See Treasurer's report

Building and Grounds:

South Elevator Modernization Project bid requests have been sent to three contractors. The work is expected to be done over the summer. Cable TV contract: Seeking alternatives to Comcast. A mass e-mail will be sent to determine how owners receive their internet. This will help determine what services we seek in our new contract. Drain Pipe Replacement contract; We

have contracted with WJ Johnson to do preliminary work, seek and evaluate bids, and monitor the project on our behalf. Work is expected to take twenty weeks once started. We are finalizing our efforts to on the steel doors. This is flood damage and will be funded by Flood Insurance Proceeds

Decorating

Painting in all three mail rooms and elevator areas is complete. Ship lap wall cover in mail rooms is complete. new furniture is on order.

Insurance

Hazard Insurance is in place for 2019. Not counting flood, premiums are up 1.4%. This includes increases in our building values, plus enhanced coverage. No new claims were presented in 2018. Thanks to committee members all named.

Disaster and Security

No activity, no report

Landscape-Garden:

The committee has done it's best to replace annual plants with native plants. The goal is to replace fewer plant of the more climate suitable plants. These plants were damaged by two days of 40mph, salt laden winds, but are expected to recover. New mulch is to be spread Jan 9, 2019. Thanks to committee members for their work and anyone wishing to join please sign up.

Documents

Reviewed and made changes to the employee handbook. Made changes to the rules and regulations. Articles of incorporation, Declaration of Condominium, By-Laws and rules & Regulations are posted on our website. If you need assistance in getting on our website, please contact the office. Thanked the members of the committee.

Elections

Election was in accordance with State statute, and Condominium documents. Numerous committee members were thanked by name.

Owner Review

No action, no report

Old Business:

None

New Business:

None

Board of Directors Ballot

Board Members 2019

John Grier
Kathy Luce
Mike Martin
Rich Preves
Cheryl Thompson
Becky Werner
Alex Whitenack

Proxy Ballot

Roll Over Surplus Operating Funds

Passed 123Yes; 1 No

Funds will be rolled over

Eliminate Tennis Court Lighting as a Common Element

Failed 103 Yes; 20 No; 129 yes votes required to change status.

Lights remain as common element and will be maintained as such.

Moved to Adjourn

Motion by M. Whitenack; 2nd by M. Preves

Voice Vote; Motion Passed

Meeting adjourned 8:00 PM

John Grier

Secretary