

Creciente Condominium Association

Building and Grounds Committee Meeting Minutes (Draft)

November 5, 2015

2:30 pm

In Attendance

Dick Werner

Craig Luce (phone)

Cheryl Thompson

Gail Carpenter

Ken Platt

Rick LaMacchio

Howard Ray

Justine Davick, Manager

About Fifteen Owners

Not in Attendance

Judy Dejarld

Gail Dreyer

Wes Nails

Dick Werner called the meeting to order at 2:30 pm in the Creciente Social Room at 7150 Estero Blvd, Fort Myers Beach, Florida. He announced that the notice for this meeting was posted in accordance with bylaw and statutory requirements, and confirmed that a quorum was present.

Minutes of the September 28, 2015 – Gail Carpenter moved to approve the minutes of the meeting of September 28, 2015. Ken Platt seconded the motion and the minutes were approved, 7-0.

Old Business

Review of current projects:

1) Exterior painting/concrete work – The South Building painting is complete. The North Building is nearly done and the East Building is about half done. There are spots of concrete restoration to be done and those areas will have to be painted when that is complete. Restoration Technologies will start on Monday, November 9 with the work that the engineer has already designated. They will start on November 16 any additional work to be done on the North and East Buildings. They will use the painters swing stage if possible. The bid for restoration is \$9050 for the first portion of the buildings. Justine Davick will work with the painters and the Restoration Technologies regarding painting those areas. Rick LaMacchio asked if the inside of the parapet had been included. Justine Davick will make sure that it is included. Craig Luce asked if those balconies without outside glass doors were more likely to cause concrete damage below. Glass doors will probably prevent some possible damage but they are not responsible for all damage.

2) East elevators – Work began on October 6, 2015. The first elevator should be finished by November 15 except for the tie in with the fire line which must be done by Simplex Grinnell. Les Remington and Sally Hadden mentioned how quiet the new one was. Sally Hadden also remarked that the crew worked well and very hard. Craig Luce made a suggestion regarding a way to keep garage flood water out of the east elevator pit. Justine Davick will talk to the elevator crew about possible solutions.

3) Pergola – It is done and looks wonderful. Kudos to Cheryl Thompson and Rick LaMacchio and Kathy Luce. There are a few end caps the contractor will install when received.

4) Garage Deck Joint – We have a full and proper report from the engineer as to the problems and solutions. The total cost estimate for all the work described is \$1,200,000. Ken Platt, Rick LaMacchio and Dick Werner will teleconference with the engineer to ascertain the priorities of each concern and the timing recommended for each.

5) Parking Lot Lighting –

Three light poles (previously purchased) are being installed beginning today, November 5. The first light pole was removed by one man pushing it over. In the near future, the Board will decide the timing and number of lights to be replaced: whether to do all so they are uniform or continue to replace piecemeal.

6) Signage – Craig Luce and Ken Platt reported on their progress on the exterior signs. Craig Luce made a motion to recommend to the Board to proceed with the recommended signs as shown for the ones on the street, one on each building and two pool signs at a cost not to exceed \$2214 with fabrication to follow right after an affirmative vote by the Board. Cheryl Thompson seconded and the motion passed 7-0. Justine Davick will put the recommendation on the Board agenda for the meeting on Tuesday, November 10, 2015. Many thanks to Craig and Kathy Luce, Ken and Dee Platt for all their work on this project. They will begin work on the next phase – the safety and parking lot signs.

7) Tennis Court Resurfacing –

We received two quotes, one from U.S. Tennis and Fitness Company \$6574 and one from Sport Surfaces \$5780. For an additional \$3250, Sport Surfaces will apply a fiberglass membrane over the entire court (rather than just along the cracks) to prevent premature return of the existing repaired cracks. Howard Ray moved to recommend to the Board to accept the bid from Sport Surfaces to fix the eruption, repair the cracks, cover the court surface with the fiberglass membrane and recoat the surface with 2 coats of acrylic resurfacer and 3 coats of acrylic color, using the US Open colors of blue and green, paint the lines for tennis and pickle ball and not to exceed the cost of \$10,000. The motion was seconded by Cheryl Thompson and carried 7-0. Ken Nagel remembered that a steel barrier had been installed just outside the court to prevent damage by plant roots.

8) Building Main Breaker Panels – The problem is not really the breaker panel but the meter panel. All the buildings have a different installation and equipment. The North Building has had problems and has had power outages. Semmer Electric did a somewhat temporary fix but the problem must be defined, explained and a solution found. Semmer is not big enough to do the job. Les Remington, Ken Platt and Justine Davick met with Tri-City of Fort Myers to ascertain what is causing the problem. Square D is willing to come and give their opinion but they will charge a fee. Ken Platt recommended that Tri-City be asked to come to do a more complete study. That would require a power shut-down of about an hour. Justine Davick or Ken Platt with ascertain if the generator would be able to be used during this shutdown. The committee agreed unanimously to have Justine Davick contact Tri-City to do this.

9) Parking lot resealing – Justine Davick has had no response from companies she has contacted. She will check on the ones that did Lenardo Arms, Royal Pelican and Waterside.

10 Interior Paint/Wall Finishes/Hallway Carpet All Buildings – this issue was tabled until the Decorating Committee can meet to discuss and make some recommendation regarding the material for the carpet, color and design or pattern as well as the paint color for the hallways.

11) Roofs, North and South Buildings – this issue will wait until after the meeting with the engineer regarding the garage.

12) Elevator Modernization North Building – this issue will wait until the East Building elevators are complete.

New Business

None

Howard Ray moved to adjourn the meeting. Gail Carpenter seconded. All agreed 7-0.