

Creciente Condominium Association

Board of Directors Meeting Minutes January 22, 2019

9:30 a.m. at 7150 Estero Blvd. Fort Myers Beach, FL 33931

1. CALL TO ORDER

A. Meeting called to order at 9:30 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	via 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 Nov. 13, 2018 and Dec. 19, 2019.

With no corrections or additions, the minutes from both meetings were approved as written.

3. Committee Reports

A. Budget and Finance – Alex Whitenack reported that the financial report for 2018 would be finished when all the bills were paid and accruals were made.

- a. Cash Transfer – After an analysis of the cash balance, the Budget and Finance Committee recommended that the Board transfer funds to the Master Facilities Plan. Mr. Whitenack moved to transfer \$51,400 in the operations retained earnings balance to the Master Facilities Plan to be used to reduce a future assessment.

Roll call vote: John Grier, Kathy Luce, Mike Martin, Rich Preves, Cheryl Thompson, Becky Werner and Alex Whitenack all voted affirmatively. Approved 7-0

B. Building and Grounds

Rich Preves went over the bidding process for the South Building Elevators and pipe lining for all buildings. He noted that the committee and sub-committees are working diligently on these issues as well as the Comcast contract due Oct. 31, 2019. Alternatives to Comcast are being reviewed as well as working on a new Comcast contract.

C. Decorating – No report

D. Disaster / Security

- a. Consideration to alter pool gate locks – No action was taken as there is no requirement for having the pool gates unlocked from the inside.
- b. The committee is researching additional security cameras.
- c. Mike Martin noted that Ken and Dee Platt had arranged for a Sheriff's department security expert to do a walk through and give us a report on our security.
- d. Mary Beth Marino will write a preliminary Hurricane Readiness Plan.
- e. Ken Kucharek contacted Lee Co regarding the need for crosswalk lights in front of Creciente. Cheryl Thompson said that the Board would follow up with a request from the Association.

E. Documents – Becky Werner requested that Board members give her suggestions about needed document changes.

F. Elections – No report

G. Insurance – No report

H. Landscape – No report

I. Social – Carol Kucharek: Many thanks to all the committee members. Watch the announcements for upcoming events, i.e Valentine Party on Feb. 15. New - Morning Coffee in the Social Room from 7:30 - 9 a.m. on Monday, Wednesday and Friday. Pickle ball on Wednesdays and Sundays at 9 a.m.

J. Manager's Report: Lauren Robison –

- a. Loose garbage is being thrown down the chute. Please bag all garbage securely.
- b. Put only recyclable materials in the recycling bins. All recyclables can go in any of the bins, no need to separate. We are on the verge of being fined for plastic bags and other NON-RECYCLABLES in the bins.
- c. Large items are NOT to be put in the Dumpster Rooms. Place large items (furniture, appliances, electronics, etc.) in parking spot closest to the tennis courts and the street in the south parking lot. Please call Advanced at 239-334-1224 to pick up your large items.
- d. Break down all cardboard boxes and put them in the Dumpster Room.

4. New Business: Alex Whitenack made a motion, seconded by John Grier to add Becky Werner to the present list of check signers. In a voice vote the motion was approved 7-0.

5. Next Meeting Date: February 19, 2019 at 9:30 a.m.

6. Owner Concerns and Discussion followed

7. Adjournment: Motion to adjourn made by John Grier, seconded by Alex Whitenack. Meeting adjourned at 10:30 a.m.

Respectfully submitted by Becky Werner, Secretary