

**Creciente Condominium Association**  
**Board of Directors Meeting Minutes September 17, 2019**  
**Social Room, 7150 Estero Blvd. Fort Myers Beach, FL 33931**

1. CALL TO ORDER

- A. Meeting called to order at 9:31 a.m. 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
President – Cheryl Thompson	X		
Vice President – Rich Preves		X	
Treasurer – Alex Whitenack		X	
Secretary – Becky Werner		X	
Director – John Grier	X		
Director – Kathy Luce			X
Director – Mike Martin		X	

2. REVIEW OF MINUTES from July 16, 2019

The July 16, 2019 Creciente Board Minutes were approved as written.

3. APPROVAL OF SALES: Unit 320 Parson to Burnett, Unit 602 Last to Rivera, Unit 406 Johnson to Bard, Unit 321 Papierniak to Miller

Motion to approve the above four sales by Alex Whitenack, seconded by Rich Preves.

Voice Vote: Ayes 5, Nays 0, Motion passed 5 – 0

4. UNFINISHED BUSINESS: Presentation by Lou Guarascio, M & L Elevator Company that is installing new South elevators. There were problems with the piston cylinder which required drilling out cement from original installation. It is expected that the second elevator will have the same problem. The drilling company will be required to guarantee a time for being here to do the work. The first elevator underground cylinder and piston should be done around September 27 – the only hold up would be the drilling company, as they have been absent for about two weeks.. Estimated completion of elevator infrastructure is late October followed by inspections then the modernization and the cab fittings.

4. UNFINISHED BUSINESS: Presentation by Lou Guarascio, M & L Elevator Company that is installing new South elevators. There were problems with the piston cylinder which required drilling out cement from original installation. It is expected that the second elevator will have the same problem. The drilling company will be required to guarantee a time for being here to do the work, as they have been absent for at least two weeks. The entire project is now expected to be completed in December.

## 5 Committee Reports

### A. Budget and Finance

- a. New approach for budget process – beginning work earlier and asking all committee chairs to submit budgetary needs. The special budget meeting will be scheduled earlier in December which should eliminate the automatic debit problems we had last year.
- b. Legal fees for sales are paid by the owners. The foreclosure was expensive but is over.
- c. The generator repair expense was moved to the Buildings and Grounds portion of the operating budget.

### B. Building and Grounds

- a. South Building elevator covered with Lou Guarascio's presentation
- b. Pipe lining in the North Building is making better progress: the AC line is separate from other drains, the pipes are all the same size, 1 pull vs 3 in the South Bldg.
- c. Fire pumps – all 3 need replacement. Currently, Johnson Controls has a 1-year contract for the North Bldg. fire pump. One pump per year will be replaced.
- d. Xfinity new format will roll out in January, 2020. There will be a 90-day period for owners to have Comcast come in to their unit, at no cost, to install the equipment. There will be an open house in December and other education opportunities for owners to learn the system.
- e. Exterior steel door replacement is scheduled to begin at the end of September.

### C. Decorating – No report

### D. Disaster / Security

- a. Meeting scheduled for October 8 at 11 a.m.

### E. Documents – No smoking, No Vaping rule suggestion

- a. Summary of other condo smoking/vaping rules: Several condos are completely smoke free. Several require no smoking within 50 feet and may or may not have designated smoking areas. Two prohibit smoking/vaping on lanais, and several prohibit smoking/vaping in all common areas.
- b. Suggestions for rules from the committee:
  - Suggestion 1 – Prohibit any/all smoking and/or vaping on the entire property except in an owner's unit. (two members support suggestion 1)
  - Suggestion 2 - Create one or two designated smoking/vaping areas out by the street but where it will not be a problem for the dog walkers. A bench could be provided. Smoking materials disposal must be provided. (one of the above members would support this also)
  - Suggestion 3 – Prohibit smoking and/or vaping in the following common areas of Creciente property: all buildings, the garage, the garage deck, the pool area and the enclosed grassy areas between and enclosing the north and south buildings. Smoking and/or vaping is prohibited within 50 feet of the outside of all buildings. Owners may determine whether or not to allow smoking in their units. (This suggestion would allow smoking/vaping in the parking lot areas. Designated areas with or without a bench could be considered. Smoking material depositories should be provided.) Three members support suggestion three.
- c. Becky Werner moved and Rich Preves seconded a motion to: Prohibit smoking and/or vaping in the following common areas of Creciente property: all buildings, the garage, the

garage deck, the pool area and the enclosed grassy areas between and enclosing the north and south buildings. Smoking and/or vaping is prohibited within 50 feet of the outside of all buildings. Owners may determine whether or not to allow smoking in their units.

	Yes	No
Vote to accept No smoking/no vaping rule		
Director – John Grier		X
Director – Kathy Luce	Absent	
Director – Mike Martin	X	
Rich Preves – Vice President	X	
Cheryl Thompson - President	X	
Becky Werner - Secretary	X	
Alex Whitenack - Treasurer	X	

Motion passed 5 – 1.

F. Elections – No report

G. Insurance – No report

H. Landscape – No report

I. Social – No report

J. Manager's Report - Stain on pool – is from the copper heaters . There is no solution other than turning off heat altogether. The roller board was damaged by lightning, is back up and running and channel 196 should be up and running by end of next week, cost – \$300. To ensure building security, please do not open the door for anyone you do not know. New employees Mallie Critser, Administrative Assistant and David Rodriguez, Maintenance. Entrance codes are different for different buildings do to age of equipment.

6 NEW BUSINESS - None

7 NEXT MEETING: Next Creciente Board Meeting will be October 15, 2019.

8 Owner Concerns and Discussion - None

9 Adjournment - Motion to adjourn made by John Grier, seconded by Alex Whitenack. All in favor signified by leaving.

Meeting adjourned at 10:40 A.M.

Respectfully submitted by Becky Werner with assistance from John Grier and Mallie Critser