

Creciente Condominium Association

Board of Directors Meeting Minutes January 21, 2020

Social Room, 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: Present: John Grier, Mike Martin, Cheryl Thompson, Becky Werner and Alex Whitenack (via phone). Absent: Kathy Luce, Rich Preves. A quorum was present.

2. REVIEW OF MINUTES from December 11, 2019

The minutes of December 11, 2019 were approved as written.

3. Approval of Sales – Unit 323 from Culler/Krall to Sweet and Unit 416 from NRT Experts to MacDonald

Mike Martin moved and John Grier seconded the motion to approve the sale of Unit 323 from Culler/Krall to Sweet and Unit 416 from NRT Experts to MacDonald. Voice vote 5 – 0 in favor of approval of sales.

4. Committee Reports

A. Budget and Finance – Alex Whitenack

- a. December reports are on the website but preliminary due to more accrual needed to be done.
- b. 2019 expenses are expected to be close to 2019 revenue.

B. Building and Grounds – Rich Preves (Written report)

- a. Pipelining – should have about 2 weeks of work left to accomplish in the East Building.
- b. Exterior steel doors – one left to install in the South generator room.
- c. South Building Elevators – The small elevator is running on the new pump and electronics. The machine room work for the large elevator is done. The large elevator could be back in working order with new cab in 2 weeks.
- d. The East Building generator repair is in progress.
- e. Comcast/Xfinity rewired the Comcast closet in each building and will be installing two new incoming lines for the East Building for better internet access and TV reception. This will be done at their cost.
- f. The Fitness Room windows had tinting material applied to the glass.
- g. There will be a Buildings and Grounds meeting on January 28 at 9:30 a.m.

C. Decorating – Kathy Luce – No report

D. Disaster / Security – Mike Martin – No report

E. Documents – Becky Werner – No report

F. Elections – Rich Preves – No report

G. Insurance – John Grier – No report

H. Landscape – Cheryl Thompson – No report

I. Garden Club – Sally Hadden – No report

J. Social – Carol Kucharek – Great Welcome Back Party! Thank you to all those who worked to put it on and to all those of you who came. There will be a Valentine's Party which will begin at 6.

K. Manager's Report – Lauren Robison

- a. The new pool pump is being installed now. The pool should be open in 24 hours.
- b. The carpet in the 100 hall in the South Building was cleaned.
- c. A proposal was requested from Carter Fence to fix a gate hinge and the pool gate code locks.
- d. Two more cameras will be installed in the garage to eliminate blind spots as well as equipment to put the cameras back on the roller board.
- e. The South Building beach door does not lock unless you lock it from the outside with the key. That should be fixed tomorrow along with other door lock problems.
- f. The Elevator Lobby doors in the North and South Buildings were replaced. New keypads are being researched.

5. Unfinished Business: - None

6. New Business – Approval of an Auditor for 2019

- a. Alex Whitenack made a motion, seconded by Becky Werner to approve the Spires Group, for the amount of \$4275, to perform the audit for the 2019 financial report. Motion was approved by: John Grier, Mike Martin, Cheryl Thompson, Becky Werner, and Alex Whitenack 5-0.

7. Next Meeting Date: February 18, 2020

8. Owner Concerns and Discussion

- a. We need lights for our crosswalk! Ken Kucharek will get the website information and Lauren Robison will send out an email blast to ask everyone to request this for our safety.

9. Adjournment – With no further business and no objections, the meeting was adjourned at 10:50 a.m.

Respectfully submitted by Becky Werner