

**Creciente Condominium Association**  
**Board of Directors Meeting Minutes July 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 (Roll Call) – Present: Cheryl Thompson, Becky Werner; via phone: Kathy Luce, Mike Martin, Rich Preves, Alex Whitenack. John Wayhart was unable to call in.**

**2. REVIEW OF MINUTES from May 5, 2020 – No corrections made. Minutes approved as read.**

**3. Approval of Sales – Rich Preves made a motion to approve the sale of Unit 316 From Halenkamp to Casperson. Alex Whitenack made the second. Voice Vote Ayes – 6, Nays – 0. Motion passed.**

**4. Committee Reports**

**A. Budget and Finance – Alex Whitenack:**

- a. There are 3 financial reports for the month on the website. 1) a half page Owners Report that provides a quick high-level status of expenditures and receipts against the annual budget; 2) a Budget to Actual Report that provides a more detailed status of expenditures and receipts against the annual budget; and, 3) a Balance Sheet as of the end of the month.
- b. At this point we are in good shape as to expenditures vs. receipts.
- c. We have 2 units in arrears and the foreclosed unit should clear and pay the funds owed soon.
- d. Our insurance claim from an owner's plumbing contractor which ruined a run of newly lined pipe was received for about \$20,000 which we had had to pay to the pipe lining contractor.
- e. The income from the rental registration fee of \$100 was \$3300.
- f. There is about \$50,000 in the south building elevator account which had yet to be fully completed or paid.
- g. There is \$3800 in the Hurricane Irma fund which is already allocated for undone repairs.
- h. \$180,000 left in the plumbing/pipelining fund will be used for plumbing repairs.
- i. The expenditure for building repairs is over the budget.

**B. Building and Grounds – Rich Preves**

- a. The South Building elevators are both operational though the punch list has not been completed. Full payment will not be made until that is accomplished. The pads are on order from Miami. The old pads may be used for cushioning until they arrive. Please check the elevator measurements in the office before ordering furniture or building supplies. The ceiling panels could be removed to provide a small amount of extra space with a 3-day notice to the office and payment to the elevator company.

C. Decorating – Kathy Luce

- a. The tile installation in the South Building elevator lobby and elevator floors will wait until the elevators are completely finished. Hoped for date is September.

D. Disaster / Security – Mike Martin – No report

E. Documents – Becky Werner – No report

F. Elections – Rich Preves – No report

G. Insurance – John Wayhart – No report

H. Landscape – Cheryl Thompson

- a. The landscape committee approved a new fountain design consisting of three 24” dolphins attached to the existing fountain which will spout water plus 7 new foam jets, lights and a shutoff for wind. Alex Whitenack remarked that the funds for new fountains had been put into the budget for this year. Cheryl Thompson made a motion, seconded by Kathy Luce to accept the proposal from David Wesley Services in the amount of \$11,330 to redo both fountains. All present Board members approved and the motion passed 6 – 0.

I. Garden Club – Sally Haddon – No report

J. Social – Carol Kucharek – No report

K. Manager’s Report – Lauren Robison – No report as she was absent due to illness.

5. Unfinished Business: None

6. New Business

- a. Pest control policy – put on the agenda for next meeting due to need for more information from our pest control contractor
- b. Manager evaluation form – a revised form which now agrees with the manager’s contract and job description, was sent to Board members to review. A personnel committee meeting will be held to work out the details.

7. Next Meeting Date: September 15, 2020

8. Owner Concerns and Discussion - None

9. Adjournment – As there was no further business and no objections, the meeting was adjourned at 11:54.

Respectfully submitted by Becky Werner