

Creciente Condominium Association

Board of Directors Meeting Minutes November 19, 2019

Social Room, 7150 Estero Blvd. Fort Myers Beach, FL 33931

1. CALL TO ORDER

A. Meeting called to order at 9:30 a.m.

Cheryl Thompson confirmed that the Notice of Meeting was posted in accordance with bylaw and statutory requirements.

B. Verification of Quorum: John, Grier, Kathy Luce, Mike Martin, Rich Preves, Cheryl Thompson, Becky Werner, Alex Whitenack were all present.

2. REVIEW OF MINUTES - The minutes of October 15, 2019 were approved as corrected: (4.A.b. shall is should be shall)

3. Approval of Sales – Unit 900 From Marino To Smith – Voice Vote Ayes: 7. Sale approved.

4. Committee Reports

A. Budget and Finance – Alex Whitenack

a. Budget details will be covered in the budget proposal sent to all owners.

b. Master Facilities Plan

i. **Motion** by Rich Preves, seconded by Alex Whitenack **to approve funding for concrete restoration up to a maximum of \$40,000.** This will come from the Replacement Fund. **All in favor. Motion passed 7 – 0.**

ii. The Fire Pumps in all three buildings need to be replaced. The North will be replaced this year. The South and East pumps will be replaced next year. Bids have been awarded.

iii. Treadmill in the Fitness Room- one is defunct and should be replaced. It must be commercial grade. This one lasted 10 years. **Motion** by Alex Whitenack and seconded by Kathy Luce **to spend \$4664.00 to replace the treadmill in the Fitness Room: All in favor. Motion passed 7 – 0.**

iv. Irrigation pump – one was completely out and had to be replaced. This was considered an emergency due to hot weather and possible loss of vegetation. **Motion** by Alex Whitenack, seconded by Rich Preves **to approve the emergency purchase of a replacement irrigation pump. All in favor. Motion passed 7 – 0.**

c. Budget for 2020

i. This year all committees were asked for needs and desires. The Budget and Finance Committee prioritized all requests as well as analyzing prior year expenditures to produce the 2020 Operating Budget and the 2020 Master Facility Plan. The primary goal of the 2020 budget is to increase the Replacement Account balance, which will be met by the increase of contributions to the Replacement Account as well as delaying some projects desired for 2020 into future years

ii. A professional Reserve Study will be done in 2020.

B. Building and Grounds – Rich Preves

- a. The committee recommendations for the 2020 budget: 1) continue to bring infrastructure up to snuff, 2) prioritize safety items, 3) continue ongoing maintenance and some cosmetic items such as lighting.
- b. New highspeed internet for all units to begin January 1, 2020. There will be a meeting on December 13 with Xfinity to work out details with owners. Owners will have 90 days from January 1 to make an appointment with Xfinity for no cost installation of new wireless equipment. Private owner internet accounts with Xfinity will no longer be charged the monthly fee for that service. Some internet add-ons and TV add-ons will continue to be billed. Voice on Demand will be included. Premium channels and DVR will be extra.
- c. Pipe lining – the last stack in the North Building is being completed this week. A contractor used water when prohibited and ruined a newly installed liner which then collapsed and had to be drilled out. The contractor and company are being held responsible for the additional cost. In the future, owners will be responsible for expensive problems caused by negligence or use of water when prohibited. The East Building should begin next week. As there is only one shut-off for each stack, water use may be completely restricted. Solutions are being considered. Some cars in the garage will have to be moved to get access to plumbing stacks. Cars not moved will be towed. So far this year, plumbing expenses are less than half.
- d. Outside door replacement is progressing. Locks are being made more user friendly.

C. Decorating – Kathy Luce

- a. Meeting in early December to set priorities for 2020. Restrooms were painted and refurbished.

D. Disaster / Security – Mike Martin

- a. New budget item for 2020 is \$26,000 for new lobby door entry system. Both key fob and key pad systems will be reconsidered.
- b. Additional lighting for the east wall of the garage will be installed. Also, all the garage lights will be on 24 hours.
- c. Changing out of the security keys is not included the 2020 budget.

E. Documents – Becky Werner

- a. Recommendations were made by the committee for minor rule changes and updates, no substantive changes in policy.
 - i. Rules and Regs: add all grill areas to No Smoking / No Vaping Rule 31.
 - ii. Rules and Regs: add No Vaping to pool Rules # 25. No need to change pool sign.
 - iii. Remove inclusion in the Table of Contents of Appendices A – F from Board Policy Manual. Also remove notation of Appendices in 2101 and 4100.
 - iv. Board Policy Manual 3200, item 9, change the word “shall” to “may”.
 - v. In Board Policy Manual 5600, delete second paragraph regarding use of office computer and printer for airline boarding passes or similar material.
- b. **Motion** by Becky Werner, seconded by Rich Preves **to approve the recommended changes to the Rules and Regulations and to the Board Policy Manual as presented. Motion passed 5 – 2.**

F. Elections – Alex Whitenack – The First Notice of the Annual Meeting has been emailed or mailed.

G. Insurance – John Grier

- a. The committee recommended to insure all the Buildings at \$250,000 per unit for flood per FEMA.

H. Landscape – Cheryl Thompson – No report at this time.

I. Garden Club – Sally Haddon – No report at this time.

J. Social – Carol Kucharek – The committee has begun work on next year’s schedule.

K. Manager’s Report – Lauren Robison

- a. The airplane warning light is being replaced.
- b. The South elevator cylinder repair is completed. Modernization work will be started.
- c. Owners are responsible for vendors that they hire. Vendors may not park in assigned owner spots. Check up and clean up after your vendors. South roof hatch must not be left open.

5. Unfinished Business: Fort Myers Beach Town Short Term Rental Opt Out

- a. Last year we Opted Out and became responsible for all rentals here. After research and advice and since we have a minimum of 30-day rentals, we have been advised NOT to Opt Out.
Motion by Alex Whitenack, seconded by Becky Werner **to NOT Opt Out of the FMB Short Term Rental policy. Motion passed 7 – 0.**

6. New Business - None

7. Next Meeting Date: December 11, 2019

8. Owner Concerns and Discussion - None

9. Adjournment – As there was no further business and no objections, the meeting was adjourned at 11:10 a.m.

Respectfully submitted by Becky Werner