

Creciente Condominium Association

Building and Grounds Committee Meeting Minutes (Draft)

August 20, 2015

1:30 pm

In Attendance

Dick Werner

Craig Luce

Cheryl Thompson

Gail Carpenter

Ken Platt (phone)

Not in Attendance

Rick LaMacchio

Judy Dejarld

Gail Dreyer

Wes Nails

Mr. Werner called the meeting to order at 1:33 pm in the Creciente Social Room at 7150 Estero Blvd, Fort Myers Beach, Florida on the above date. Mr. Werner confirmed that a quorum was present and announced that the notice for this meeting was posted in accordance with bylaw and statutory requirements.

Minutes of the February 3, 2015 meeting were approved, 5-0.

Old Business

1. Lightening Protection was completed and approved by Ken Platt and Craig Luce.

2. East Elevator Project -

Work will start on September 8, 2015. Parts are arriving now and will be stored in designated areas. One elevator will be operating during the rebuild project. There may be times both elevators may be NOT working for short periods of time. We ask that owners/renters be patient with the process. Justine will try to post down times with as much notice as possible.

Elevator flooring -

The tile has been selected. It is T-stone Beige. When Justine gets answers to some questions from Oracle we will get a firm quote from Interiors Unlimited.

3. Pergola -

Cheryl Thompson is working with the contractor to get a start date. Waiting on engineering drawings from the manufacturer to apply for permit. It will be installed before season.

4. Exterior Painting -

Met with Florida Painters to review contract and signed the contract. Expected start will be September 8, 2015. This project will last several months. No permit is required for painting per Rene of Florida Painters. Performance Bond and Liability Insurance letters were requested. Justine to follow up to insure receipt.

5. Signage -

Ken Platt and Craig Luce will review all existing signs to determine need and wordage. Will recommend new signs where needed. To determine type of sign and cost and vendor options. This should be completed when painting is done.

6. Garage Deck Joint Leakage -

Dick Werner recommended Justine to engage an engineer to look at the joint both on top and below to assess damage to concrete supports and suggest a solution. It looks like this should be put on the every 5 year list to redo these joints.

7. Roofs: North and South Buildings -

Put on next meeting agenda to determine if one or two roofs should be done next year.

8. Parking Lot Lighting -

We have three new light poles to put up. Justine will talk to Kara Stewart at the Town to determine what is needed to do the job. Permit/electrician then make it happen.

New Business

1. Town of FMB Permitting requirements -

Under the current rules, a permit is required for almost anything. The Town is working to relax these rules. We will continue to check on the Town's progress and abide by the rules as they may change.

2. Hallway Carpet -

Think about when we should do this project and be prepared to talk about it at the next meeting.

3. Tennis Court resurfacing -

Justine to look for contractors and get recommendations and estimates to resurface.

4. We reviewed the projects on the Reserve Plan. Next meeting we will determine projects for next year.

5. Breaker Panels in North and maybe all buildings -

Semmer Electric working on this issue. We are not sure yet what needs to be done.

6. Agenda items for next meeting -

a. Fountains

b. Tree removal with nest

Motion to adjourn was made by Gail Carpenter and seconded by Cheryl Thompson. Passed 5-0