

**Creciente Condominium Association**  
**Board of Directors Meeting Minutes February 18, 2020**  
**Social Room, 7150 Estero Blvd. Fort Myers Beach, FL 33931**

1. CALL TO ORDER

- A. Meeting called to order at 9:31 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: John Grier, Kathy Luce, Mike Martin, Rich Preves, Cheryl Thompson, Becky Werner, Alex Whitenack. All present.

2. REVIEW OF MINUTES from January 17, 2020 and January 21, 2020.

- a. January 17, 2020 minutes were approved as written
- b. January 21, 2020 were approved with one correction: Hadden is spelled with an e not an o.

3. Approval of Sales – John Grier moved to approve the following sales. Mike Martin made the second.

- a. Unit 122 from Kenneth A. Berdick to Joseph & Victoria Allan
  - b. Unit 101 from Frank & Judy Massei to Ruth and James Holmes
- Voice Vote: Ayes were 7, Nays were 0. Motion passed.

4. Committee Reports

A. Budget and Finance – Alex Whitenack

- a. Financials should be posted to the website
- b. Some large expenditures in January are non-recurring such as: North Bldg. fire pump controller panel, metal exterior doors, East generator repair, annual mulch, gym window tinting, annual security fire inspection, locks and keys for the new doors,
- c. Possible consideration of switching late due accounts to attorney for fees and interest. The auto debit process works very well and it would be easier if more people either took advantage of that or went through their own bank for automatic payment of monthly fee.
- d. The last assessment was for the pipe lining project and other plumbing costs.

B. Building and Grounds – Rich Preves

- a. The pipe lining is done and under budget! Quite a number of “ticking time bombs” were uncovered and fixed which will forestall problems should the project not have been done.
- b. The large cab for the South Bldg. elevator will hopefully be in service by the end of this week. The completion of work on the small cab should go more quickly.
- c. With the new Comcast/Xfinity agreement in place, the leads to all units have been rebalanced.
- d. The Pool Sub-committee is studying the staining problem – what is causing it? Why is it worse? What are the solutions? When/if the pool needs to be relined? Possibly a short-term solution of acid washing the stain before considering a long term and more expensive fix which might be a replacement of the copper piping in the pool heating system.
- e. Refer to the Document committee an addition to the Service Personnel Rules regarding having the Association as a named insured.
- f. Research the possibility of charging stations for electric cars. A 2018 Florida law puts the cost of installation of a charging station on the vehicle owner who requests one. The

Association is required to comply with such a request. Also, a power management company may be a good source of information and assistance.

C. Decorating – Kathy Luce

- a. The Decorating Committee met and recommended to the Board to tile the South Bldg. elevator lobby. Kathy Luce made a motion that was seconded by Mike Martin to approve the Tile and Marble Art proposal to retile the South Bldg. elevator lobby for \$5450. The motion passed 6 – 1 with John Grier voting No.
- b. Kathy Luce made a motion which Becky Werner seconded to purchase enough of the same tile lot to retile the South Bldg. hallway, bathrooms, mail room and the first-floor hall entry for a total of \$6375. After much discussion of alternatives and concerns, the motion failed 1 – 6 with Kathy Luce the only dissenting vote.

D. Disaster / Security

- a. Consideration to alter pool gate locks

E. Documents – Becky Werner – report postponed to New Business

F. Elections – Rich Preves – No report

G. Insurance – John Grier – No report

H. Landscape – Cheryl Thompson – there will be a Landscape meeting on Feb. 27 at 1 p.m.

I. Social – Carol Kucharek – asked that the Social Room carpet be cleaned.

J. Manager's Report – Lauren Robison was out today. We have a new administrative assistant, Jennifer Watson.

5. Unfinished Business: None

6. New Business – Changes to Rules and Regulation and to the Board Policy Manual

a. Rules and Regulations – First Reading

- i. Pet and Service Animal Rules: Becky Werner moved, and Alex Whitenack seconded the motion to approve the rewritten rules regarding pets and service animals as corrected. The motion was approved 7-0. The new rules follow:
  - a) Owner(s) shall be permitted to have **one** pet only (i.e., a dog, a cat or a bird) in their Unit at any time. Guests and tenants are not allowed to keep a pet on the condominium property. An animal is permitted only if the following criteria are met: Resident(s) must register their animal and present proof of current rabies vaccinations to the Manager.
  - b) Any animal may be evicted for disruptive behavior (disturbing others, aggressiveness, odors, excessive property damage) at any time based on the decision of the Manager and the Board. The Board may levy a fine for violations up to \$100 per day.

- c) When **pets** are outside the unit, the pet shall be kept on a leash and under the owner's direct supervision at all times. Animals may not be tied to any fixed object anywhere on the condominium complex at any time. Owners must utilize the designated pet walks located in front of the tennis court along Estero Boulevard and the north side of the tennis court. The Pet Waste Station with bags is located on the north side of the tennis court. **All animal waste must be immediately cleaned up and deposited only in the Pet Waste Station.** Pets may not be brought into the swimming pool area, the courtyard or other exercise and recreational areas at any time.
- d) Owners are liable for the entire amount of all damages caused by their pet and/or service animal. This includes carpets, doors, walls, furniture and any other part of the condominium complex including landscaping. Cleaning, replacements, and other necessary mitigation shall be due immediately upon notice. Owners are solely liable for all actions of their pets and/or service animal at all times. Neither the Management, Employees, or Condominium Association are liable for the activity or actions of any pet or service animal at any time.

- ii. New rule regarding Smart Video doorbells. Becky Werner made a motion which Kathy Luce seconded to approve the recommended new rule concerning Smart Video Doorbells with the deletion the second paragraph. The motion passed 7-0

Electronic Video door Equipment

Smart Video Doorbells (SVD) (like Ring, Nest, Simplisafe), can be battery operated or hard wired. Some SVDs can also include two-way audio systems. Florida law on audio recording is based on the a "Two Party Consent" concept and therefore prohibits any recording of audio conversation without mutual consent.

~~The Condominium Association limits SVD models to those which do not require physical modification of the unit's door jamb to properly install the SVD.~~

Any selected SVD that requires hard wiring must be installed should be by a licensed electrician.

- iii. Becky Werner moved to approve a new rule regarding Smart Door Locks. Rich Preves made the second. The motion passed 7-0. The new rule follows:

Smart Door Locks

- a) Smart Keypad door locks (such as Schlage and Kwikset) come in various models and styles. Any smart door locks installed on a unit **must** have a standard type key to operate all exterior doors of the unit. A copy of that key will be provided to the manager for access within 48 hours of installation of the smart door lock(s).
- b) Units without a standard key for condominium association access are **prohibited**.

b. Board Policy Manual

- i. 1104. Becky Werner moved and John Grier seconded the motion to change 1104 by removing paragraph 2. The motion passed 6 -1 with Alex Whitenack voting No.

#### 1104 Policy Adoption

Preliminary drafts of new policies or revisions to existing policies shall be presented to the Board of Directors, along with supporting information, for discussion and possible changes. Drafts of proposed policies may also be referred to an appropriate committee for further study if deemed necessary by the President of the Board.

~~The proposed policy or revision shall be placed on a meeting agenda of the Board in the form of a motion to accept it as a "First Reading." After being seconded and approved by the majority of the Board, it shall be placed on file to be acted upon at a subsequent meeting, where final revisions are possible before action is taken to make it an official policy of the Board.~~

Policies are effective upon their approval unless an implementation date is specified in the motion.

- ii. 3200.3 Becky Werner moved to approve an additional sentence to this policy. Alex Whitenack seconded the motion which passed 7-0.

Expenditures of funds for emergency repairs, equipment and/or supplies may be authorized by the Manager, when it is necessary to do so to protect Association property and/or to ensure safety. *Also, an emergency may be declared when an amenity is out of service.* The Manager shall report any such expenditure(s) to the Board as soon as it is practical to do so.

7. Next Meeting Date: Wednesday, March 18, 2019 (Change of day due to the election March 17.)
8. Adjournment at 11:53 a.m.

Respectfully submitted by Becky Werner