

# Creciente Condominium Association

## Board of Directors Meeting Minutes March 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, President, confirmed that the Notice of Meeting was posted in accordance by Bylaw and statutory requirements.

B. Verification of Quorum (Roll Call)

	Present	via Phone	Absent
Director – John Grier	X		
Director – Kathy Luce	X		
Director – Mike Martin	X		
Rich Preves – Vice President	X		
Cheryl Thompson - President	X		
Becky Werner - Secretary	X		
Alex Whitenack - Treasurer	X		

2. REVIEW OF MINUTES from March 5, 2019

John Grier moved to approve the minutes from the March 5,2019 Board Meeting as written.

3. Approval of Sales – None

4. Committee Reports

A. Budget and Finance – Alex Whitenack reported that the Balance sheet, the Budget to Actual report, and the Owner’s report will be put onto the website the weekend before the Board meeting. There may be some confusion as the reports will not quite be in accordance with true accounting practices due to accruals. The receivables are high and he and the manager will work on those delinquencies. We are over on legal fees and show overages on some items such as landscaping as the expenditures are much higher at the beginning of the year than later. Utilities are higher in season than later as well. Other than those areas mentioned we are pretty much on track.

B. Building and Grounds – Rich Preves: the committee is working on the cable contract. We hope to provide TV and internet for much the same price that we pay now for TV only. Should we decide not to go with Comcast, we need to let them know by July 31. We have received proposals from everyone queried except Comcast/Xfinity. We are still waiting for their proposal. Should we not contract again with Comcast, those owners who get internet from them may have to make some changes.

C. Decorating – Kathy Luce: the new furniture is now in place in the mailrooms and elevator lobbies. We are waiting for the credenza for the South elevator lobby.

D. Disaster / Security – Mike Martin

- a. Camera Additions, Contractor Award: Mike Martin moved that the Board accept the recommendation from the Disaster and Security Committee to install 8 cameras per the proposal and award the contract to Expert Security Services, Inc. for \$4986.00. John Grier seconded the motion. Motion passed 7-0

John Grier	Yes
Kathy Luce	Yes
Mike Martin	Yes
Rich Preves	Yes
Cheryl Thompson	Yes
Becky Werner	Yes
Alex Whitenack	Yes

The new cameras will be installed in the North and South building trash room entrances which will include the culvert, each elevator lobby, and into the garage from each entry hall stairway. The East building will have a new camera in each elevator hall on both the main floor and basement entry.

- b. The committee also recommended that the Board consider replacing all the security keys that unlock the elevator lobbies, the stairwells, the outside storage rooms and the pool gates. Manager, Lauren Robison, will work getting more bids, a distribution and registration of the new keys and any charges. A trade of old keys for new was discussed.
- E. Documents- Becky Werner: the committee recommended that the Board rule that there be no smoking and no vaping on the property except in individual units. A quick reading from Board members and discussion from the owners in attendance sent this back to the planning stage. After a preliminary look at the Declaration of Condominium and the Bylaws, the committee found some changes that should be made at some point but nothing that needed to be done immediately. Should a new amendment be considered in the future we advise a review of both documents by our attorney.
- F. Elections – Alex Whitenack - no report
- G. Insurance – John Grier - no report
- H. Landscape – Cheryl Thompson – no report
- I. Social – Carol Kucharek reported that the Deck Party was wonderful with thanks and kudos to the committee. Also, the next event would be a Beach Party.
- J. Manager’s Report – Lauren Robison asked for South building owners to be patient while the concrete restoration is underway and for all those discommoded while pipes are being replaced. The trash chutes in all buildings were cleaned and doors fixed. Start dates for the South Elevator replacement and for pipe lining (should the assessment be approved) will be in the newsletter.

5. Unfinished Business:

- a. Approve Special Assessment – notice posted 3/6/19
- b. Payment Schedule for Assessment
  - i. Rich Preves moved and Alex Whitenack seconded that the Creciente Board of Directors adopt a special assessment in the amount of \$6,200 per unit to pay for expenses associated with the repair of common element plumbing piping for the North, South and East Buildings where the scope will include, but is not limited to, video camera work, cleaning and pipe lining of existing common element pipes, wall access and repairs, common element sewer pipe repairs, disconnection and reconnection of lightning protection cables, cleaning and miscellaneous repairs, building permits and engineering work. The special assessment will be due from all unit owners in two equal installments of \$3,100, with the first payment due on the 15<sup>th</sup> day of April 2019 (04/15/2019) and the second payment due on the 15<sup>th</sup> day of June (06/15/19). Motion passed 7-0.

John Grier	Yes
Kathy Luce	Yes
Mike Martin	Yes
Rich Preves	Yes
Cheryl Thompson	Yes
Becky Werner	Yes
Alex Whitenack	Yes

- c. This process will take about 22 weeks barring no weather disasters. The material and workmanship are guaranteed for 50 years.

6. New Business - None

7. Next Meeting Date: April 16, 2019 at 9:30 a.m.

8. Owner Concerns and Discussion – One request that the Fire Alarm company be asked if during a test, there could be an announcement that it was just a test. The Manager will look into this.

9. Adjournment

Respectfully submitted by Becky Werner