

Creciente Condominium Association

Board of Directors Meeting Minutes December 11, 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 – via phone, Mike Martin, Rich Preves, Cheryl Thompson, Becky Werner, Alex Whitenack – via phone were present.

2. REVIEW OF MINUTES - The minutes of November 19, 2019 were approved as written.

3. Approval of Sales – **Motion by John Grier and seconded by Mike Martin to approve the sale of 302 from Smith to Villani and of 221 from Costa to Norberg. All in favor, sales approved.**

4. Committee Reports

A. Budget and Finance – Alex Whitenack

- a. Since the Board meeting was too early in the month for a complete accounting, the report will be posted on the website as soon as completed. We seem to be on track with the budget though it is hard to forecast as some larger bills for 2019 such as water/sewer will not arrive until next year.

B. Building and Grounds – Rich Preves

- a. The new Comcast/Xfinity TV and Internet contract will begin January 1, 2020. There will be a presentation on the new service which will include internet in each unit, December 13 from 11:00 am to 1:00 pm. After January 1, owners need to make an appointment for installation of the new equipment. Within the first 90 days, the installation will be free. After that time, the owner will be charged.
- b. Pipe lining - The North Building is complete. The East building should be finished early next year. The engineer and the crews are working very hard to make the process as easy as possible for owners.
- c. The South elevator work and the new cabs and the modernization should begin shortly.
- d. The exterior door replacement is ongoing as well as working to make the locks more easily opened. New doors for the elevator lobbies will be next.
- e. North Fire pump control. **Motion by Rich Preves, seconded by Mike Martin to accept the proposal from Johnson Controls in the amount of \$22,872 to install fire pump controls in the North building. Roll call vote, all were in favor, motion passed.**

C. Decorating – Kathy Luce – No report at this time.

- D. Disaster / Security – Mike Martin – To recap, the Board approved at previous meetings: improved garage lighting, all garage lights on during the day, additional cameras, probable new keypad system on all lobby doors. New security keys are not in the 2020 budget; that replacement will be deferred.
 - E. Documents – Becky Werner – Review on new No Smoking / No Vaping rule: Smoking or vaping is prohibited in all buildings, within 50 feet of all building, near all grill areas or the tennis court. Benches and used cigarette containers will be placed next year.
 - F. Elections – Alex Whitenack – The Second Notice of the Annual Meeting has been emailed or picked up by owners in residence. Four people are running for 3 Board positions. There will be no proxy. The ballot box is in the office. Ballots are due by the start of the Annual Meeting at 7 p.m. on January 6, 2020.
 - G. Insurance – John Grier – We still have no firm quotes from the broker. The bill is due January 1.
 - H. Landscape – Cheryl Thompson – No report at this time.
 - I. Garden Club – Sally Haddon – No report at this time.
 - J. Social – Carol Kucharek – There will be a Christmas Eve breakfast, sign up sheets are in your lobby.
 - K. Manager's Report – Lauren Robison – No report due to illness.
5. Unfinished Business – None
6. New Business – Approve the 2020 Operating Budget and Master Facilities Plan
- a. **Alex Whitenack made a motion which Rich Preves seconded to approve the Budget and Master Facilities plan that was sent out to all owners.**
 - i. Discussion: John Grier reported that a preliminary quote for property insurance was \$43,000 more than projected in the 2020 budget. We pay ahead for insurance and this bill is due January 1. We have no quotes for the other policies but the cost of those is much less than the Property/Wind policy.
 - ii. **Mike Martin proposed an amendment to the previous motion. The amended motion by Mike Martin was seconded by Becky Werner: Motion to increase the monthly maintenance fee by \$21 and to increase the budgeted property insurance amount to \$198,000. In favor of the amendment were John Grier, Kathy Luce, Mike Martin, Becky Werner and Alex Whitenack. Rich Preves and Chery Thompson voted No. Motion passed 5 – 2**
 - iii. Mike Martin made a motion for a second amendment to the 2020 budget: To amend the Master Facility Plan by moving the Pool pump replacement into the 2020 budget, and to include cleaning the pool stain. There was no second so the motion failed.

- iv. **The original motion (by Alex Whitenack, seconded by Rich Preves) to approve the 2020 Budget and Master Facility Plan as sent to all owners has been amended (see 6.a.ii). The amended motion: To approve the 2020 Budget and Master Facility Plan increasing the monthly maintenance fee by \$21 and increasing the budgeted property insurance amount to \$198,000: Voting No were John Grier, Mike Martin, Rich Preves, Cheryl Thompson, Becky Werner. Voting Yes were Kathy Luce and Alex Whitenack. Motion FAILED.**

- b. **Rich Preves made a motion, seconded by Alex Whitenack: To approve the 2020 Budget and Master Facility Plan as sent out to owners but with an increase to the monthly maintenance fee from \$685 to \$700, an increase to the budgeted property insurance amount of \$43,000 and a decrease of the transfer to the Replacement fund by the difference. Voting in favor: John Grier, Rich Preves, Cheryl Thompson, Becky Werner, and Alex Whitenack. Voting NO were Kathy Luce and Mike Martin. The motion passed 5 – 2.**

7. Next Board of Directors Meeting Date: January 21, 2020

8. Annual Owners meeting: January 6, 2020 at 7 p.m.

9. Owner Concerns and Discussion

- a. Contractors are leaving messes in the hallways, elevators and lobbies. Owners, please have your contractors clean up their messes in the hallways, elevators, lobbies and also to remove elevator pads. If the contractor doesn't do it, please do it yourself.
- b. If you have bugs in your unit, please tell the office and a spraying for bugs will be scheduled.
- c. Grill areas will be sprayed for ants.
- d. Comcast can only broadcast the roller board on unit TV's. Camera shots will be broadcast beginning in January.

10. Adjournment – As there was no further business and no objections, the meeting was adjourned at 11:40 a.m.

Respectfully submitted by Becky Werner