

Creciente Condominium Association

Board of Directors Meeting Minutes September 15, 2020

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

1. CALL TO ORDER

A. Meeting called to order at 9:35 a.m.

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

B. Verification of Quorum (Roll Call) – Present: Cheryl Thompson, Alex Whitenack, Becky Werner; via phone: Kathy Luce, Rich Preves; absent: Mike Martin, John Wayhart

2. REVIEW OF MINUTES

The minutes of July 21, 2020 were approved as written.

3. Approval of Sales

- a. Rich Preves made a motion to approve the sale of: Unit 405 from Betty J. Mennen Trust to Doug & Jody Vanderwielen. Alex Whitenack made the second. Voice vote, in favor 5-0. Motion passed.

4. Committee Reports

A. Budget and Finance – Alex Whitenack

- a. The receipts exceed the expenditures. The financial reports are posted on the website and are nearly complete except for several bills that were not yet received by the meeting date. Over all we are in great shape.
- b. Accounts receivable: we have one large account where the owner has declared Chapter 11 bankruptcy and in which the IRS has become involved.
- c. Advance payments from owners help our cash flow and we encourage that process.
- d. There are some expenditures over the budget that are related to Corona virus-19; plus the purchase of benches and trash cans for the smoking areas.

B. Building and Grounds – Rich Preves

- a. We have received the Reserve/Replacement Fund update which was last done in 2014 and now goes out for 40 years. It was reviewed and sent it back for revisions. When it is returned it will be posted on the website.
- b. The South Bldg. elevators are mostly done. We are waiting for some graphics and some spare parts.
- c. There will be a Buildings and Grounds Committee meeting which will be scheduled at the end of October. Priorities for the 2021 budget will be discussed and set.
- d. Due the copious amount of rain from Hurricane Sally, there has been shallow flooding in the garage due to hydrostatic pressure forcing the high water table under the floor up through the perimeter concrete joints.

C. Decorating – Kathy Luce

- a. On October 5, the tile in the South Bldg. elevator lobby will begin to be removed and then new tile installed. When that is completed, new baseboard will be installed. The cabinet will be removed, painted and replaced when the lobby floor is completed.

D. Disaster / Security – Mike Martin – No report

E. Documents – Becky Werner – No report

F. Elections – Rich Preves

- a. This year's election will be slightly different. Four Board seats are up for election. A fifth seat, now held by John Wayhart due to John Grier's resignation, will have an election to fulfill the original term of office. The four candidates with the highest number of votes will be elected to the regular two-year terms and the candidate in fifth place will be elected for a one-year term. The committee will meet later this fall to work out all details for the election.

G. Insurance – John Wayhart – No report

H. Landscape – Cheryl Thompson

- a. The AC condensation lines in the North Bldg. have been cleaned out and the outlet replaced which will make the next cleaning easier. There has been a lot of puddling at several of these outlets and the landscape company will install drains.
- b. The fountains are finished.

I. Garden Club – Sally Hadden – No report

J. Social – Carol Kucharek

- a. We will be working with Corona virus -19 restrictions which will require some serious thought and changes.
- b. There will be a meeting of the Social Committee on November 1 to make decisions.

K. Manager's Report – Lauren Robison

- a. We purchased a new pump for the garage to help clear the water but until the water table drops, it just keeps coming back in. We will continue to work on it.
- b. The staircases will get some touch-up painting.

5. Unfinished Business:

- a. Pest control policy: Kathy Luce made a motion to add Option 3 to Option 1 (which is presently in place) for comprehensive pest control.
 - i. Option 1: Provide a contract to spray the exterior of the buildings that will also cover us to spray the interior when problems are identified. If there are other problems that are occurring that this regular spray does not cover, assist the owner in finding a solution, but have the owner responsible for that cost. This is what we are doing now. If an owner refuses to eradicate the problem, we always have the authority to do the spraying ourselves and bill the owner.
 - ii. Option 3: When a documented case of pests impacting multiple owners or creating a real risk to multiple owners, the Condominium Association can use its funds to eradicate the pests. This should be done in coordination between the Board and the Manager.
 - iii. Motion passed 5 – 0.
- b. M&L to remove elevator ceilings for large items
 - i. If owners or vendors need to move items in the elevator that are too large for the present ceiling height, please **notify the office 24 hours in advance** and the ceiling will be removed to add additional 10 - 12 inches of height. There are many electrical fixtures in this ceiling and this **must** be done by a qualified person.
OWNERS - DO NOT REMOVE THE CEILING YOURSELF.
- c. Manager Evaluation Form – approval of changes.
 - i. Becky Werner made a motion, seconded by Alex Whitenack to approve the changes to the Manager Evaluation Form. Motion approved 5 -0.

6. New Business

- a. Corona virus - 19 policies: Becky Werner made a motion, seconded by Alex Whitenack to put signs at all entrances asking owners, guests and vendors to follow all CDC recommendations and the Fort Myers Beach guidelines to wear a mask (for all those 6 and older) in all inside common areas and to follow social distancing inside and outside. These regulations can be modified by the Manager as the CDC and FMB restrictions and guidelines change. Motion passed 5 – 0
- b. Date for Annual Meeting: Kathy Luce made a motion, seconded by Alex Whitenack to set the Annual Meeting for January 11, 2021. Motion passed 5 – 0.

7. Next Board Meeting Date: October 20, 2020

8. Owner Concerns and Discussion - None

9. Adjournment – As there was no further business and no objections, the meeting was adjourned.

Respectfully submitted by Becky Werner