

Creciente Condominium Association
7150 Estero Boulevard
Fort Myers Beach, FL 33931

Building and Grounds Committee Meeting
Thursday, February 14, 2019

MINUTES

Call To Order: Chairman Rich Preves called the meeting to order at 10:31 a.m. Members Present included; Howard Ray, Fran Grier, Peter Thornton, Ken Platt, Alex Whitenack, Mary Beth Marino, Dave Roskowski, Steve Schneider, Frank Mazzi, Mike Martin, Dick Werner, manager Lauren Robison and via telephone conferencing Craig Luce and Loyd Welker. Absent was Wes Nails. Approximately 6 owners were present.

Prior Meeting Minutes: A motion was made by Alex Whitenack and seconded by Dick Werner to approve the minutes from the Building and Grounds Meeting held on December 11, 2019. Motion unanimously passed.

Unfinished Business:

- a) **Elevators** - The Committee reviewed the results of a formal bid to refurbish/modernize the South Building Elevators from M&L Elevator, General Elevator and Oracle Elevator. Alex Whitenack made a motion seconded by Mary Beth Marino to recommend to the full Board to award the low bid \$250,400 (excluding any required electrical, fire alarm and ventilation work) to low bidder M&L Elevator. Motion unanimously passed.

The Committee discussed the deficiencies found in the installation of the North Building Elevators and letters sent to General Elevator to remedy the issues.

- b) **Plumbing Pipe Lining Project** – The Committee reviewed the results of a formal bid to line vertical drain pipes. The low bid from Bluewerks was rejected due to bad reviews from a former customer. The bidders all concluded that the re-vent pipes, and toilet/tub/shower pipes would be excluded from their bid of the pipe lining project. In light of the reduction in scope of the pipe lining project, the committee asked the sub-committee members to gather additional information from both Mike Douglas and Specialize Pip Technology prior to making a recommendation to the Board for a bid award. This additional information would be brought back to the B & G Committee for further consideration.

A motion was made by Alex Whitenack and seconded by Dick Werner to recommend to the full Board that the pipe lining project proceed excluding the re-vent pipes, and toilet/shower/tub pipes. Motion unanimously passed

- c) **Cable TV Project** – The Committee reviewed the status of proposals received from Century Link, Direct TV, Dish Network and Comcast for bulk TV and potential Internet services. The Association's current

vendor, Comcast, was in the process of submitting additional information to the Committee. The current Comcast contract expires on October 31, 2019. The Committee will review again once the additional information has been received.

d) Lightning and Surge Protection - Ken Platt led a discussion regarding proposals from Lightning Protection Systems (\$5,300) and Semmer Electric (\$5,395) to repair the lightning protection system on the roof of all three buildings. Since this project is a matter of life safety, the Committee generally felt that this project should be completed as soon as possible after completion of the pipe lining project. A motion was made by Howard Ray and seconded by Mary Beth Marino to recommend to the Board that the proposals from Lightning Protection Systems and Semmer Electric be approved.

Adjournment: A motion was made by Dick Werner and seconded by Steve Schneider to adjourn at 12:14 p.m. Motion unanimously passed.