

**CRECIENTE CONDOMINIUM ASSOCIATION**  
**Building and Grounds Committee Meeting Minutes**  
**February 3, 2015**  
**Draft**

Mike McBride - Chairperson  
Garry Zizzo (not present)  
Craig Luce  
Rick LaMacchio  
Ken Platt  
Judy DeJarld (not present)

Gail Dreyer (not present)  
Cheryl Thompson  
Gail Carpenter  
Wes Nails  
Gina & Justine  
Approximately 10 Members

Mr. McBride called the meeting to order at 10:06 AM in the Creciente Social Room at 7150 Estero Blvd, Fort Myers Beach, Florida on the above date. Mr. McBride confirmed that a quorum was present and announced that the notice for this meeting was posted in accordance with bylaw and statutory requirements.

**1. Lightning Protection**

Per the Boards request at their December 2014 meeting, two additional quotes were requested to be included with the one quote from Lightning Protection Systems, Inc. quote of 11/22/14. Only one additional quote was able to be obtained due to a lack of qualified and UL licensed companies in our area. The second quote was from Triangle Lightning Protection, Inc. and was 28% higher. The quote from Lightning Protection Systems was: North - \$450, East - \$5,200 (best case) or \$6,200 (worst case) dependent on the two missing Downloads, South - \$4,000 for a total of \$10,650 (worst case). Mr. McBride stated the South cannot be done at this time pending the future new roof installation which would require removal of any lightning systems cables from the roof surface. Mr. McBride left the meeting after this discussion and told Mr. Craig Luce to run the meeting. Mr. Platt gave a brief explanation of the system for the benefit of the new committee members and owners present and a refresher for the returning members. Mr. LaMacchio made the point that there is a responsibility to be uniform in the treatment of all three of our buildings and not single out the South Building for delaying the upgrade at this time and the lightning protection it will provide. After further discussion that basically we do not know when or how soon the South roof will be replaced that the South building should have the same protection as the North and East Buildings and it too should be upgraded at the same time as they are.

**Mr. Platt made a motion to forward to the Board the request they contract with Lightning Protection Systems, Inc. for an amount not to exceed \$10,650 per their quote of 11/22/14. Ms. Thompson seconded the motion. A roll call vote was unanimous: Yes**

**2. Exterior Painting (Buildings)**

A review was made of the three bids: Service Painters \$162,789, Florida Painters \$105,292 and Noel Painters \$141,553. It was noted that Service Painters had their own swing stages and included it in their bid and that Florida and Noel would be renting them from the same source SunBelt with Florida charging \$17,100 and Noel charging \$70,757 (best case plus an \$1,500 inspection fee) or \$93,176 (worst case and no inspection fee). Florida had been contacted about their swing stage price and confirmed it was what they are bidding. Service had \$49,453 in their bid for "Caulking of Screen Enclosures" which we believe was a worst case of including all units. Florida had \$10,225 which was either all or those that needed it? To clarify, during this meeting a phone call was made to Rene Lemire, President of Florida Painters, and he was put on the speakerphone. He stated that their quote was a firm price and it included repairing all cracked or missing caulk. Caulking would be across the top and down the two sides, not the bottom. It was noted that Service was very large and if their schedule filled up, they could bring in workers from other locations. Florida and Noel are much smaller and if they get busy could have a longer lead time and we want to avoid the rainy season if possible for best paint adherence. It was felt that Florida Painters, a family owned business for 25 years, was the best choice.

**Ms. Carpenter made a motion to forward to the Board the request they contract with Florida Painters for an amount not to exceed \$105,292 per their quote of 01/28/15 pending the answers to our questions above and contract details to be worked out. Ms. Thompson seconded the motion. A roll call vote was unanimous: Yes**

**3. Roofs (North & South)**

The major work on these two roofs is not on the 2015 schedule but instead it is on the 2016 schedule. In the meantime in 2015, Mr. LaMacchio reported on his findings on the North roof. The silver coating is peeling up in several locations. Colonial Roofing has been doing the routine maintenance on the roofs for many years and the suggestion was made to have them come here to meet with B & G to review what maintenance is needed now to get us to next year without any leaks. After the meeting with Colonial, we can make a recommendation to the Board.

**No motions were made.**

#### **4. Elevator Maintenance Contract**

Our current 5-year contract for approximately \$40,000 per year expires on April 15, 2015 and the required notice has been given to ThyssenKrupp. We are not satisfied with their service and will not renew with them. We received three bids: Otis \$21,240 (5-Year), Kone \$20,966 (5-Year), Oracle \$15,000 (3-Year). During discussion, Mr. LaMacchio noted that Otis was the only one of the three who currently had their brand of elevator in any of our buildings and that was the North Building, but that their quote did not have any reference to re-negotiating the contract at 3-Years as the representative Melody Rodgers had suggested that we do in the future. We also need to get quotes on the eventual needed upgrades to modernize the 40-Year old equipment and do that while we have a better negotiating position for these quotes while we are considering the companies maintenance contracts, so now is the best time to get those upgrade quotes. Otis is the front runner on the maintenance contract and Gina was asked to get answers to the questions on their bid and to obtain quotes on the upgrades from all three companies.

**Mr. Nails made a motion to forward to the Board the request they contract with Otis for an amount not to exceed \$23,400 or \$21,240 annually for OS service for 3-Years or 5-Years per their quote of 01/26/15 pending the answers to our questions above. Mr. Luce seconded the motion. A roll call vote was unanimous: Yes**

#### **5. Garage Deck Crack**

There was a brief discussion and it was decided that more research needed to be done. It was noted that Sherwin Williams had supplied a scope with special sealant recommendations. Also, that several of the Painting bidders had quoted on this work but that their bids were not included in the bid pricing comparison due to more information was needed to be obtained.

**No motions were made.**

#### **6. Parking Lot Lights**

Mr. LaMacchio explained a diagram that he had made after surveying our parking lot lights. There are 21 lights, 14 OK, 5 are bad. We had 6 lights in stock. One at the street end of the North driveway (North side) need to be rewired all the way back to the next light West of it and this used one of the 6 new lights. The matching light across from this one will be used so the two entrance lights will match, it was in the bad category anyway. That leaves us with 4 lights, just enough to replace the remaining bad lights with a cost of approximately \$500 each for the electricians labor. There are a variety of some four or so lights currently of the 21.

**Mr. Luce made a motion to forward to the Board that the Board discuss parking lot lighting. We will furnish the Board with Mr. LaMacchio's parking lighting diagram. Mr. Nails seconded the motion. A roll call vote was unanimous: Yes**

**7. Signage**

Mr. Luce noted that that our signage around our property needs work and distributed a page with a set of photo's taken around our property giving examples of signs that need upgrading. This would be done after the exterior painting. Mr. Platt suggested that we consider re-establishing the use of the warning signs that we use to have on the driveway entrance sign posts that stated "Warning: This Property Under Camera Surveillance" especially now that we have a new and functional Video Surveillance System for the first time.

**No motions were made.**

**8. Pergola**

The Pergola was destroyed by Hurricane Charlie on Friday the 13<sup>th</sup>, August 2004 and has not been replaced. That was 11 years ago. Per our docs, we are to replace damaged items on that are existing parts of our buildings and grounds. The owners voted in 2013 to not eliminate the Pergola, that is, they voted to keep the pergola. Ms. Thomson presented several photo's of Pergola's and had received quotes from several qualified sources including the sources recently used by Matanzas on the Bay and Pier Side Grill. It was recommended by the bidders that the two Pergolas be free standing and not tied into the Pool House because it is not structurally sound enough for that potential increase in load in the case of a Hurricane. The proposed new Pergolas would be built to Hurricane standards and would withstand 170 MPH winds. We have 3 bids. She stated that Aluminum construction is recommended over wood and has a quote for two Aluminum Pergola's, 16 ft. x 17 ft. (272 sq. ft.) for \$21,760.

**Ms. Thompson made a motion to forward to the Board that they act on their fiduciary duty to honor the members request to replace the Pergola and do it this year. Ms. Carpenter seconded the motion. A roll call vote was unanimous: Yes**

**9. Owner Questions & Comments**

Owner Sally Hadden spoke to the issue of maintaining our Buildings and Grounds and stated that when Creciente was build, it was the premier property on Fort Myers Beach. She said their parents were original owners for 30 years and when they decided it was time for them to sell their unit in the East Building, Sally and her husband bought it because they could see how well the Creciente Buildings and Grounds had been maintained over the years. Generations have continued the family ownership of

Creciente because of how well the Buildings and Grounds have been maintained in the past years. She is now particularly concerned with the Lightning Protection, especially the East Building which is in most need of upgrading after the roof repair in 2014 disconnected the protection on top of the elevator building and the raising of the A/C now requires bonding and rods to meet UL code and is asking for the upgrade to be done.

#### **ADJOURNMENT**

Upon a motion by Mr. Luce and seconded by Ms. Carpenter, it was unanimously agreed to adjourn the meeting at 12:02 PM

Minutes respectfully submitted by Ken Platt