



**BOARD OF DIRECTORS MEETING
February 6th, 2020**

Meeting Called to order: 10:02pm in Excelsior Community Room by Craig Dobson - President.

Roll Call: In attendance were Jim London, Tom Murray, Terry Jones, Craig Dobson, and Sally Innis Klitz. By conference call was Jim McCoy (10:11) and Lisa Donatelli (10:45am). Also in attendance was Manager, Dan Watnem.

Quorum Established with 7 members in attendance.

Confirmation of Posting of Meeting: Manager Dan Watnem confirmed the meeting was properly posted on the premises complying with the 48 hour notice requirement.

Reading and Approval of Minutes of 12/16/19: Jim London made a motion to waive the reading of the minutes Tom Murray seconded the motion. With all in favor and none opposed, the motion passed.

New Business:

- A) **Community Room Proxy Voting** – Received the returned ballots by mail. Balloting is closed (10:05 am)– John Sperrazza (1-109) and Scott Burson (1-305) were selected to count the ballots during this meeting. Ballot were returned 10:25am –
 - a. 109 in favor, 54 objected – proxy passed to move the new budget to \$250,000.
- B) **New Hire for Bookkeeper/Accountant** – New hire (Ann Guy) to start on Feb 10th, at 8:30am.
- C) **Flood Venting Building 1** – Board received a letter from a tenant wondering why vents were not installed at the time in Building 1, when other buildings were completed in 2009. FEMA documents gathered by the Board allows for existing buildings to be grandfathered, but recommended a potential savings with the insurance company. Excelsior investigated at that time and found that by putting the venting Buildings 2,3,4 and 5 that there was a substantial saving. Building 1 was excluded because of the occupied 1st floor offices, therefore the discount did not apply. It has also been confirmed by our insurance company, and total review of our policy, that we are totally and correctly insured as each building sits. Including the fact that Building 1 is

“unvented”. With unanimous consent of all seven members, the board takes the stance that nothing will be done at this point.

D) Setting of Lease, Rent, Transfer Fee – The Board has been in contact with existing owners that rent using outside property management companies to assure that they are abiding by our 2 week minimum rentals. Within these “outside” transactions, there is a mandatory transfer fee from the owner to the Excelsior Real Estate Corp. The Craig Dobson made to motion reconfirming the \$100 fee, Sally Innis Klitz seconded the motion. All board members approved.

E) Additions to Landscaping Gulf and Bayside –

- Sprinkler system continues to be an ongoing issue. If anyone sees an issue, please contact the office.
- Jim London is proposing a 2020 budget approval of \$10,550.50 using West Bay Landscaping. Sally made the motion that we (BoD) approve the budget. Tom Murray seconded the motion. Motion approved by the board

Old Business:

A) Landscaping Trimming, North Villa Area – Substantial trimming has taken place to allow for a better view for occupants of building 4. This area is now being maintained by Dan’s staff.

B) Change in Allowing of Corporate Ownership – In reference to the purchase of the unit in 2019 with 2400 members, we received legal language recommended to keep this from happening again. Craig Dobson will present to the board the language for approval to assure that in the future a large organization with many multiple owners cannot purchase units in Excelsior.

C) Plumbing Resolution 305-5 – Both Dan and the owner continue to have a difficult time finding a plumber to do the work. The owner has contacted three more plumbers. Dan has a request to summarize cost associated with replacing the horizontal for future tenants may want to complete the work prior to a failure occurring. The conversation extended to failure of the piping and where the fault lays. Our Excelsior bylaws contradict Florida laws concerning fault and the Board will review our bylaws and make a recommendations.

Committee reports:

Social – Calendars on elevators now for all the activities

Rules – Completed the rules and passed them on to the board for review and approvals. Thanks to Ken Gertz and participants for the work done on this project.

Building –

- Fob update – Contractor has been out and review the site, but has not yet provided a quotation. Plan is to have two different contractors quote in the next few weeks.
- Next year – 2021 – painting project – This year will be focused on repairs on the exterior prior to painting – Terry Jones to oversee this portion of the project.
- With the approval of the proxy for the community room, we will be bringing in contractors for final quotations and review in a couple of weeks.
- Two new grills up front.

Finance –

- We've had two years without a major event leaving our reserves strong and with additional rental income our income is strong. We are currently moving the Real Estate Corp. operating and escrow accounts to Liberty Bank. There are no reserves for the Real Estate Corp. We will also be looking more closely at the books for Real Estate that was done in the past.

General Manager Report –

- Thanking all the committees with all the hard work making the grounds looking great. Significant focus on evaluating the lanai's and the connection with the screens and windows. Two new heat pumps on the bay side are installed. Should be a substantial savings that will closely watched in the next few months.
- Leak occurred in the fire protection standpipe in Building 5, a small section was replaced. Use vs. need of these standpipes are being reviewed in conjunction with the locally fire department.

Owner Questions and Answers

The board would like to recognize Dan and Linda and their additional work covering the loss of our previous bookkeeping. Their hard work during this time is greatly appreciated!

Pickle Ball – Conflict is occurring within an allotted Excelsior informal gathering on Monday, Wednesday and Fridays and outside visitors coming in to play pickle ball. The board listened to multiple issues, comments and suggested solutions for the group of people that are coming in from other condos associations. The board will work with ideas from owners in the upcoming weeks for a board decisions on how to best handle this situation. The other potential issue with outside people coming in is liability and needs to be investigated by the board. Further discussion will occur and anyone with ideas should make suggestions to Dan and he will get them to the board for review.

Adjournment: Craig Dobson made a motion to adjourn the meeting. Motion was accepted by Jim London, seconded by Sally Innis Klitz. Meeting was adjourned at 11:50 am.

Respectfully submitted by Terry Jones, Secretary