



**BOARD OF DIRECTORS MEETING
December 16, 2019**

Meeting Called to order: 1:02pm in Excelsior Community Room by Craig Dobson - President.

Roll Call: In attendance were Lisa Donatelli, Tom Murray, Craig Dobson, and Sally Innis Klitz. By conference call was Jim London, Jim McCoy, Terry Jones. 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 09-27-2019 & 11/18/19: Tom Murray made a motion to waive the reading of the minutes and approve the minutes from the last two board meeting as written. Lisa Donatelli seconded the motion. With all in favor and none opposed, the motion passed.

New Business:

- BBQ Grill replacement – Front grills are in bad condition and one is not working at all. Existing Weber were installed 2 years ago. There is no warranty of the Weber's, since this is considered a commercial application. Similar Weber grills are \$800ea or replacing with a Paradise brand grills for \$1400ea. Rear property grills are 3yrs old and were purchased for \$2400ea. Changing grill types may cause changed to the brick - Jim London made the recommendation to keep the existing Weber style. Ken Gertz suggest that we upgrade to a commercial type grill with proper training for longevity and stay away from residential grills. The commercial grills in the back side only provide a one year warranty and replacement parts are expensive. Craig will continue the investigation with the Paradise brand and get back to the BoD with the cost of the ceramic replacement parts.
- Corporate Credit card – Due to further advances in credit card protection, it should be an option. Dan W. based on his usage, would recommend getting a corporate card for ease of use on the property. Jim McCoy suggests that we just get Dan a card and see how it works,

and add further users as needed. Sally to investigate various banking options.

- Christmas Tree outside lighting - Sue Traeger (1-101) discussed issues with outside outlets specifically tied to the Christmas lighting. Should be address prior to next year. Dan to review the bill from the electrical contractor from the work that was done. Dan to call a meeting after the first of the year to review. Sue also suggests that we upgrade the Christmas lights to commercial style over time to save costs over time due to the amount we trash every year. Further investigation is needed.
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Committee Reports

Social committee report – Submitted by Mary Dobson (3-302) – Placed within each elevator is a list of all committee events and also on the newly updated Excelsior website. We also won, for the second year, the Siesta Key Christmas tree lighting competition.

Rules and Regulations – Ken Gertz holding the next meeting - 10am 01/10/20 – in the community room for the next 4 sections of the rules. Questions regarding document changes beyond the rules and regulations should be brought to Ken and he will accumulate the changes for the board to review.

Landscaping and Grounds – Jim London – Sprinkler systems will be turned back on today. Commensing with landscaping quotes in January.

Website Update – Lisa – continuing to work with marketing team from RealTec to add more content. We have started to see data that indicated that people are booking from the website adding \$30k in bookings and 1900 people visited the website in the first month we've been able to see the data. Lisa meets with them monthly.
www.excelsiorcondo.com.

Building committed update – Continuing to look at adding security and safety updates. Waiting for from costs for the bayside side of the project regarding key fobs.

Old Business:

- Community Room Project Review/Action Items – The board is recommending that we go back to the membership with a proxy vote to make sure that we are as a community in support of the project due to the fact that the original approved budget will not cover the scope defined in 2017 from the original proxy based upon the three construction quotes that have come in at this point. This new budget will be \$250,000. The general consensus is that within the letter, we model this letter similar to

the original proxy with details on the costs of the project to assure that we have covered everything in the request and that the proxy has the ability for the membership to provide comments back to the Board. Craig Dobson made the motion for the board to move forward with a proxy letter to the membership. Terry Jones seconded the motion. Board approved the motion.

Adjournment: Craig Dobson made a motion to adjourn the meeting. Motion was accepted by Tom Murray, seconded by Sally Innis Klitz. Meeting was adjourned at 2:22 pm.

Respectfully submitted by Terry Jones, Secretary