EXCELSIOR

BEACH TO BAY CONDOMINIUMS

Board of Directors Meeting
December 9th, 2021

Meeting Called to order: 9:04am in Excelsior Community Room by Craig Dobson.

Roll Call: In attendance were, Tom Murray, Craig Dobson, and Janet Kaplan. Terry Jones, Beverly Murphy, Bill Rath, and Karen Lavens participated by phone. 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 11/12/2021: Tom Murray made a motion to waive the reading of the past minutes and approve a written. Bill Rath seconded the motion. With all in favor and none opposed, the motion passed.

1. **Committee Reports –**
   a. **Manager – Dan Watnem –**
      i. We added an employee Jim McGuire to our maintenance staff. Jim started this past Monday.
      ii. Building #3 & #5 need to rebuild the fire panels as salt intrusion has taken the toll.
   b. **President – Craig Dobson**
      i. We need to make sure that owner get their new owner's decals for their cars. We no longer have any of the old version left.
      ii. We did finish 3rd in the Christmas decoration competition. Thanks to everyone involved.
      iii. We continue to watch what is happening on fighting the high rise building of hotels. There is still a push to incorporate the key. There are various informational and support gatherings coming up to support the drive.

Finance – Janet Kaplan –

The Reserve schedules by building have been updated and is in balance with the financial statement by building. The committee recommends the correct schedules be sent to everyone by building.

The balance of the operating bank account is $272,428.60

The balance of the reserve account is $635,567. The projected balance per the reserve schedule is $856,664. $221,097 minus the gulf building assessment due in January of $115,200 needs to be transferred from operating to reserves.

The projected profit and loss for 2021 is as follows:

Total income	$1,267,463
Projected Expenses	$1,183,727
Projected Surplus	$ 83,736

The surplus came about due to two items. The budgeted reimbursement for the Real Estate Corp was $144,000. The actual was $192,000 an additional $48,000. The insurance assessment did not take into consideration our accrual method of accounting and the result was an overassessment of $47,856.

Janet Kaplan made the motion to pay back the special assessment of the $400 originally required in 2021 to offset the budget deficit. Tom Murray seconded the motion. With all in favor and none opposed, the motion passed.

Craig Dobson made an amendment to the motion to option either paying in check to the owners or lower the 2022 Q2 maintenance payment provide it is approved by the accountant. With all in favor and none opposed, the motion passed.

Janet has also recommended that we raise the credit card fee of $25 to $50 to cover loses we occur. The net expense to the association is $3500.

Janet Kaplan has made the motion to raise the credit card fee that we charge the owners from $25 to $50 effective the second quarter of 2022. Karen Laven seconded the motion. Craig asked for an individual vote. Terry Jones – Yes, Janet Kaplan – Yes, Karen Lavens – Yes, Bill Rath – Yes, Tom Murray – Yes, Beverly Murphy – yes, Craig Dobson – no. With the vote being 6-1 in favor of the motion, the motion passes.

Janet has made the motion to eliminate the option of using the American Express credit card for payments. Beverly Murphy seconded the motion. With all in favor and none opposed, the motion passed.

c. **Landscaping – Jim London –**
   i. We continue to have irrigation issues and continue work with the contractor to correct the issues. Jim would like to see our maintenance staff to gain further knowledge of the system. Our existing irrigation company is not very responsive to correct the ongoing issues.
   ii. Tree trimming is continuing on the gulf side and should be completed this week.
   iii. Jim has asked that we get the shuffleboard court resurfaced or repainted. Dan will work on getting someone in to do the work.
   iv. Mulching is on hold until construction is finished.
   v. We need to reseal the pier as soon as possible.
   vi. Beach erosion – we have lost about 50' and the county does not allow that to be "reclaimed" without a survey. The "Turtle Support Group" continues to fight reclaiming the beach. Our sand scrapping guy attempts to minimize the grass growth, but is not allowed to take down any grass. The next step is to sit down with the county to understand what we can do.

d. **Security/Technology – Tom Murray –**
   i. We are bringing the internet option to a head soon. We have received multiple quotes to move to a fiber infrastructure and have a meeting tomorrow with ComCast to discuss their plans moving forward. It appears that we are paying as much as $20 over what other associations are paying. This group is hoping to bring to the Board an internet proposal.
   ii. We have had a repair to the exit button at the bayside pool.
   iii. John wanting to recognize Scott Burson for helping out on the hinge installation on the gulf side.
   iv. John will be willing to help Dan on the fire protection side of security/notification with Piper Fire.

e. **Social – Still looking for a chairperson.**

f. **Building – Terry Jones/Tom Murray –**
   i. Work continues on the Gulf Building with tremendous progress. We are at the first elevator and are finding the water issues revolve around the planter and how they store and leak water. Our contractor has reached the North side of the building and the south

side is back open for pedestrian use. The painting contractor will start tomorrow morning at the east end and the coating of the lanais will be starting soon.

2. **New Business**

   A. **Beach Agreement – Craig Dobson –** Board has provided feedback and Craig has updated the agreement and ready to execute with Sammy.
   B. **Electric Vehicle Policy – Terry Jones –** The State has recently established electric vehicle guidelines within Condominiums Statue 718 allowing owners to install a charging station under certain rules. Although our insurance policy would cover any issues relating to fire, we might want to require the owner to sign a waiver protecting the association from issues that arise.
   C. **Building Walkway Contract – Terry Jones/Tom Murray – See Attached. Terry Jones has made a motion to accept the contract as written with DecoCrete based upon the sample that installed on the west end of Building #5. Craig Dobson seconded the motion. With all in favor and none opposed, the motion passed.**
   D. **Use of Surplus from 2020 Budget –** Janet has looked into the roughly $32,000 in "profit" that we need to "rollover' into something. The general feeling is that we roll the excess into 2023 as long as we do not have tax implications. We will table the decision until Janet can confirm direction from our accountant.
   E. **Revised REM1 Form –** Tom and Dan have rewritten the REM1 form to include specifics into adding windows to the lanais and more information required prior to work being done.
   F. **Discussion of 2022 Insurance – Janet Kaplan –** Janet will be leading the Insurance committee looking for the best solution to the ever challenging Florida insurance market. Our insurance plan runs out in April, 2022.

The Board wanted to give out a big "Thank You" to one or our owners for their donation for a new flag pole out in the front of the Excelsior property.

Adjournment: Janet Kaplan made a motion to adjourn the second opening of the BoD meeting. Motion was seconded by Tom Murray. Meeting was adjourned at 12:53 pm.

Respectfully submitted by Terry Jones, obo - Beverly Murphy, Secretary