



BOARD OF DIRECTORS MEETING

December 12, 2022

Meeting was called to order by President, Terry Jones at 10:00am.

Roll Call: In attendance were Janet Kaplan, Scott Bursin, John Karakis, and Bill Traeger. By conference call were Beverly Murphy, Terry Jones, and Karen Lavens. Manager, Dan Watnem was unable to attend. A quorum was established.

Terry Jones stated that Dan Watnem had confirmed that the meeting was properly posted.

Reading and Approval of the 11/12/2022 Operational Minutes was waived until the next Board meeting.

Presidents Report: Terry Jones thanked Bill and Sue Traeger and John and Erica Karakis and any others who put up the Christmas decorations. He also thanked Patty and Glenn for putting lights up on the east end of the property.

At the last board meeting, it was decided to disband the Technology and Security committee. A big thanks to the committee headed by John Sperrazza and Tom Murray for bringing the property up to modern day standards.

A Compliance Committee was established headed by Scott Burson.

Dan Watnem, general manager, is having surgery and will be out a minimum of 2-3 weeks. An email had gone out to all owners and asked that

all requests be put in as work orders and be handled in the order of priority. Any emergencies should be called into the office. Board members and other owners are stepping up to help. Orv had surgery but should be back in a couple days for limited duty.

General Managers Report: Terry Jones presented Dan Watnem's report.

Midnight Pass Rd will be resurfaced from Stickney Pt. Bridge to a little past Beach Rd. They are starting at the North end and it appears it will last most of 2023.

Comcast cabling is completed except for a few units in Building 2 and the gulf building. Discussions are being held about best way to proceed on the gulf side.

The contract with the elevator company, Thyssenkrupp, ends April, 2023. It was signed 8 years ago. The board has decided to bring on a consultant company to audit the elevators and define what needs to be done. Then it will be put out to bid with at least 4 companies along with the maintenance contract.

Committee Reports:

Landscape Committee: Bruce began the report for Jim London who also added to the report. The bayside sprinkler system is down, and it appears to be due to an electrical connection. The board approved having this fixed and putting together a list of priorities to review with Janet Kaplan, Finance Committee, to determine what can be done financially. The committee will work with Tropical Gardens to determine projections on future needs/year. Sod is being delivered to bayside and Janet Kaplan will supervise the drop off. The sod for the gulf side will be held until construction and cable lines are complete. Trees are being trimmed and the damaged ones near the tennis courts removed. In January, the annual trimming of the palms and sea grapes will be completed. The mangroves can only be trimmed in height by 25% by county ordinance. They will also be done in January. Three new

umbrellas will be put up and new chairs added to the pool area. Once they arrive older chairs will be sent for restriping.

Finance Report: Janet Kaplan gave the finance report and stated that the deficit in November was less than in October. Janet is meeting with Scott to determine what legitimate expenses can be attributed to the REC and reimbursed to the B2B account.

Janet made a motion to close the Liberty Bank account and move it to Regions Bank operating account. Once there it will be moved to reserves. Terry Jones seconded the motion. Motion passed 7-0.

The final audit for the current year is not yet in from our current firm and Janet is going to check with Pellegrino McFarland to see if they will pick up for the coming year.

Building Committee: Terry Jones reported that John Karakas got a quote for the door slabs for the storage units. The doors are the responsibility of the owners. John will present more information at the January meeting. There are small painting issues for the future which Terry is on top of.

Compliance Committee: Terry Jones announced that in previous years there was a rules committee which had no substance. Terry and Scott Burson, chair of the compliance committee, are researching the state guidelines on how to best set it up to let all know the consequences of breaking rules – the penalties and fines involved. They are consulting with an attorney and other condos and will present information at a future meeting. Three people who can't be board members will be on the committee. They are Judy Wittmus, Elissa Reynolds, and Mike Baum.

New Business

Review and Approval of Milestone Inspection – the state requires that an inspection be completed every 10 years. Terry Jones made a motion to approve the proposed Phase I audit for \$10,500 to Karins Engineering for the inspection. Janet Kaplan seconded the motion. With all Board members approving the motion and no opposing, Motion passed 7-0.

Review and Approval of Operating Agreement Between B2B and REC –

Terry is signing the agreement and Scott will do so also. It will be effective January 1, 2023 and raise the amount from the REC to the B2B from \$17,000/month to \$21,000/month.

OLD BUSINESS

Bayside Pumps – Bruce said that the pumps are not working correctly and a discussion was held on should they be replaced or repaired. The system is old and had not been properly maintained along with the irrigation system. It was stated that it is important to have our new landscape/irrigation company evaluate and see if they can bring back up to working correctly.

Owner Questions and Answers

How were the grievance committee members chosen: One volunteered and others appointed at a previous Board Meeting in 2021. Board members cannot be on the committee.

The fences damaged by the hurricane are still being worked on. White Sands put the fences up between our two properties and Excelsior paid \$500 for their services. Quotes on the patio fences on the gulf side patios are about \$8500 and are at the owner's expense. The question is should the Excelsior have the fences repaired and charge the owners. There is not sufficient maintenance at the Excelsior to complete it internally. Sue

Traeger stated that when the sprinkler system comes on it blows out all the Christmas lights. Terry Jones will check the connection. She asked about signage for the walkways as they can be slippery. The walkways will take about 4 months to cure. The signs will be put up as they were in Dan's office.

White Sands is placing signs to mark their beach area and stated Excelsior members should respect those signs. Excelsior asked that they respect our chairs and not use them.

Next meeting scheduled for January 31,2023 at 10:00am.

Janet Kaplan moved to adjourn the meeting. Scott Burson seconded the motion. Motion passed unanimously. Meeting adjourned at 12:31pm