



EXCELSIOR

BEACH TO BAY CONDOMINIUMS

BOARD OF DIRECTORS MEETING

February 28, 2023

Meeting was called to order by President, Terry Jones at 10:02am.

Roll Call: In attendance were Janet Kaplan, Scott Burson, John Karakis, Terry Jones, Beverly Murphy and Bill Traeger. By conference call was Karen Lavens. A quorum has been established.

Terry Jones said John Karakis confirmed that the meeting had been properly posted.

Reading and Approval of the 1/31/2023 minutes:

Beverly Murphy moved to waive the reading of the minutes and to approve the minutes of 1/31/2023. Bill Traeger seconded the motion. Motion approved unanimously.

Presidents Report: Terry Jones

The milestone inspection is scheduled for May 15, 2023. The inspections need to be done but there are not enough engineers to do the inspections. It will most likely be extended but we will continue with the planned inspection. Next will be the reserve study. The legislature is saying that the reserves need to be funded at 100% as opposed to the 50% which is now the policy of Excelsior. The report will be dependent on the projected depreciation and date of repair. Most items that appear to be included have been considered by Excelsior at this time. Plumbing and electrical are the primary concerns but it is not known if that is going to be part of it. No one knows at this time what will occur.

Manager Report: Dan Watnem will be out for a few days. Terry Jones gave the manager report.

Walkway washing has started and there will be a schedule for washing them and keeping them clean.

An elevator report was sent to six companies, and they are due back March 16, 2023. A decision will be made for the April 1, 2023 start date for a new contract which will include repairs and continuous maintenance with a new elevator service contractor.

Repairing the downspouts and gutter has started. Some old termite damage is being repaired. There is no new termite damage. Caulking is next.

Sidewalks will be repaired, and the lighting will be redone. Terry Jones has a meeting with the company next week.

The atrium sprinkler system is temporarily working. Excelsior is looking for a new plumber as Labrador has not been receptive.

There is flooding in garage of building 3. There is no apparent reason for this. There have been many tries to figure it out. Now the system will be turned on during the day to determine the problem.

Up until April 1, 2023, Excelsior will get free Xfinity updated boxes for each unit if they are contacted. Building One still has some units that need to be done. Bill Traeger asked a that a notice be sent to owners that they can get the new equipment.

Building One lock out is not yet working.

Committee Reports:

Landscape Committee: Jim London

The irrigation issues are an ongoing project as it is an older system, but we are confident that the right people are working on it. The gulf side landscaping has been worked on and is looking well. There will be some more plants replaced at a later date. More mulch is being ordered and will be put down after all the concrete and roofing is done and before fall. New plants will be installed including the east side of Building 2 and the west side of Building 4 and inside the fenced pool area but will be delayed until all concrete work is completed. The atrium still needs a permanent solution for the water supply before new plants are planted. The 2 fountains by the bridge are working but due to the lack of rain and resultant natural water fill there is a need to keep filling the ponds manually. Jim London is looking for a new tree trimming company. New pagoda lights are being installed and the rest will be done when the concrete sidewalks are prepared. Mark painted the gulf side fountain, and we will be painting the main entrance fountain. Regularly scheduled weekly maintenance needs to be scheduled on both fountains. The maintenance cart has been ordered but there is no date of delivery yet. Veritable frequency pumps would help with the slow flow into the system as opposed to a splurge as stated by Bruce Ketcham. Terry Jones will work with Dan and present any options at the next meeting.

Finance Committee: Janet Kaplan

Reserves: All funds due to Reserves as of 12/31/2022 have been transferred from the operating budget to reserves. The year-end balance for reserves is unaudited at this time.

Yearend Financial: The new accountant has been working on the 12/21/22 review of the financials. So far Janet Kaplan is pleased with the response.

2/28/2023 year to date P&L – estimated deficit \$24,806. \$21,370.69 over budget for the grounds but \$11,000 was for the purchase of a new golf cart, which will be budgeted over the year. This was accounted for in the preparation of the 2023 budget. The remainder of the Tropical Gardens planting from 2022 is also included.

Insurance Committee: Janet Kaplan

The Flood Insurance for Buildings 1-5 and the Gulf Building renewed in February at a total cost of \$33,729. The expiring premium was \$34,188, a reduction of \$459. The much anticipated 18% increase did not occur thanks to the computer issuing an automatic renewal. Silence is golden.

There is no indication of the April renewal of the General Liability and Wind premiums currently. Fingers crossed.

Building Committee: John Karakas will mark the concrete for repairs. The owner garage door storage doors need to be replaced. They are \$650 a door to replace and the owners will get a notice about the options.

Social Committee: Sue Traeger 196 servings from the ice cream truck. Tonight is the dance party and food trucks. Owners and renters are enjoying the new activities and it is making Excelsior a social community.

Compliance Committee: Scott Burson - there are five categories that will be set in place by the committee. This is being done with the direction from the Florida statutes and the Excelsior rules and regulations. It is necessary to enforce many of the regulations due to health and safety issues. There will be five levels of warnings for violations. These policies are being set up for the safety of the community. It is necessary to know who is on the grounds in case of any emergencies. More information will be presented as the plans are finalized.

New Business:

Review/Approval of Bay Bridge Repair

The structure of the bridge is in good shape with some minor repairs. Bruce has done all the homework to get the bids and it was decided that Masterpiece Construction was the best choice. It will be synthetic and not wood and should last 20-25 years and will not need to be painted. The whole deck and railings will be replaced. John Karakis made the motion that Masterpiece Construction be hired for the Bay Bridge Repair and replacement of a whole new deck and rails at a cost of \$17,000 to be done after the high season. Janet Kaplan seconded the motion. Motion approved unanimously. Bruce Ketchum and Terry Jones will schedule the repair.

Old Business: Jim McCoy gave the Siesta Key Community update. The report will be on the owner's website. The Nextdoor website has the information also.

Owner Questions and Answers: No questions.

Janet Kaplan made a motion to adjourn the meeting. Scott Burson seconded the motion. Motion passed unanimously. Meeting adjourned at 11:32am