



EXCELSIOR

BEACH TO BAY CONDOMINIUMS

BOARD OF DIRECTORS MEETING

April 27, 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, and Bill Traeger. By conference call was Karen Lavens. Beverly Murphy was absent. Manager, Dan Watnem was also in attendance.

Quorum has been established with 6 of the 7 Board members in attendance.

Dan Watnem confirmed that the meeting had been properly posted with a 14-day notification period.

Reading and Approval of the 2/23/2023 minutes:

Bill Traeger moved to waive the reading of the minutes and to approve the minutes of 2/23/2023. Janet Kaplan seconded the motion. Motion approved unanimously.

Presidents Report: Terry Jones

Terry deferred his report and went on to the Manager Report.

Manager Report: Dan Watnem gave the manager report attached.

Florida Elevator has been retained as our new elevator maintenance contractor and work will begin making the necessary repairs and upgrades. The elevator phone lines are being switched from Comcast to Kings III resulting in cost savings of \$20 per month per line.

Repairing the downspouts and gutter has been completed.

Sidewalks have been repaired, and the lighting is in the process.

One new maintenance person has been hired and the duties and scheduling are being worked out.

The reconstruction of the bayside foot bridge is scheduled to begin next week.

Sarasota County has inspected our pools and we now must post a new sign stating the hours are from dawn to dusk due to insufficient lighting levels at both pools. We will be looking at ways to correct this and add lights so we can enjoy the pools after dark.

Committee Reports:

Landscape Committee: Jim London

Jim London reported Tropical Gardens continues to make improvements to the irrigation system and the lawns and plantings are responding very well. Tropical Gardens planted annuals at no cost to us and used our property in their brochure in exchange.

Jim thanked Bruce Ketchum for his contributions to the committee.

Finance Committee/Insurance: Janet Kaplan

Janet Kaplan reported that our insurance renewal was received at \$200,000 over last year. This is over budget by \$75,000 and a special assessment will be made to cover the shortfall. Assessment to be determined once all the policies are received.

She went on to report that in order to pay for the premium without incurring the 4% installment charge from Citizens, we will move funds around to cover the \$715,000 outlay of cash this month. This will need to be replaced by 12/31/2023 and a separate special assessment may be required to replace funds taken from reserves. Amount to be determined.

The Profit and Loss at the end of March was approximately \$10,000 surplus.

Building Committee:

Social Committee: Sue Traeger reported it was a very successful year and received many compliments. She volunteered to chair the annual owners party with the understanding that the funds to pay for the party will be charged to those attending. The Real Estate Board is not able to provide any funding for the party this year.

Compliance Committee: Scott Burson presented a proposed letter to be sent to the owners outlining the procedure when rules/regulations and Excelsior documents are not adhered to. Board approved sending out the letter.

Sunshine Committee: Marsha Kelly gratuitously volunteered to chair the committee. The Board approved.

New Business: Treasurer, Janet Kaplan asked for a Board Resolution to begin banking using newer methods available for payment of vendors, employees, etc. There is concern when check signers leave for the summer there will be delays in paying bills. Bills can now be scheduled to be paid directly by the bank and keeping our other safeguards in place. **Janet Kaplan made the motion and Scott Burson seconded. The motion passed with all in favor. The Resolution will be posted on the Excelsior website.**

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.

Terry Jones made a motion to approve total elevator repairs in the amount of \$66,016 to Florida Elevator. Funds to be paid from Reserves. Janet Kaplan seconded, and the motion passed with all in favor.

Owner Questions and Answers: A few owners had questions regarding general maintenance issues and were answered by the Board.

Janet Kaplan made a motion to adjourn the meeting. Scott Burson seconded the motion. Motion passed unanimously. Meeting adjourned at 12:32am