



CAPE HAZE RESORT COMMUNITY ASSOCIATION, INC.

Minutes Special Meeting of the Board of Directors

Cape Haze Resort Clubhouse
Friday, June 7, 2019
9:30 a.m. Local Time

Via Zoom

<https://zoom.us/j/529696808>

One tap mobile

+16699006833,,529696808# US (San Jose)

+19294362866,,529696808# US (New York)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 929 436 2866 US (New York)

Meeting ID: 529 696 808

1. Determination of Quorum

Present were Mark Watkins, Pete Travers, Larry Bowie and Ted Mottola. A quorum was declared.

2. Certification of Notice

Scott Diamond certified that proper notice was given.

3. Call to Order

The meeting was called to order by Mark Watkins, president, at 0930.

4. Unfinished Business

- a. Expand Storefront Window Project to address infiltration by other routes and to approve additional funding therefor.

Larry Bowie briefly reviewed the history of the problem stating that he had discussed the repairs with Rick Wilson and they are in essential agreement about what needs to be done. Larry had previously sent to the Board photographs of the areas needing repair (attachment A) and Bridget had forwarded a cost estimate (Attachment B). The additional cost for the repair was bid at \$10,600. Ted

Mottola clarified that the funding would come from reserves.

MOTION: Upon motion duly made, seconded and unanimously passed, the Board approved the appropriation of \$10,600 from reserves for the additional work required for the remediation of the water damage in the clubhouse and further directed the contractor (Unlimited Contracting) to completely finish one "end cap" to confirm the effectiveness of the construction solution before proceeding to the remainder of the project.

5. New business

Ted Mottola asked whether Board meetings through Zoom were needed for issues such as this one or whether guidelines could be developed for management's use. This was discussed generally, but no action was taken.

6. Owner Comments

None

7. Adjournment

Upon motion duly made, seconded and unanimously passed, the meeting was adjourned at 0942 Eastern Daylight Time.

Draft Minutes

ATTACHMENT A



Figure 1: Water intrusion AFTER recalking sill/pan fasteners



Figure 2: Board disintegration behind baseboards because of water entry at the corners



Figure 3: X marks an access hole through which sealant could be pumped to solve intrusion problem



Figure 4: Wall end runs which will need to be refinished after sealing



Figure 5: Wall end run under overhang which remains intact to visual inspection

ATTACHMENT B

Unlimited Contracting

INVOICE

10301 Coral Landings Ln - Unit6
 Placida FL 33946
 Phone: (585) 683-1008

PROPOSAL	DATE
19425	5/4/19

BILL TO
 Cape Haze resort
 8401 Placida Rd
 Placida Fl 33946

CUSTOMER ID	TERMS
2019343	

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Interior repairs found on water testing exterior			
Take off column base boards, tear out drywall, foam, old chalk and clean			
Drill access hole in bottom of jamb section, clean and fill with sealant to jamb and sill pan depth			
Replace drywall with new green board, replace all base trim including chalk and paint.			-
Tear out old chalk where window jamb meets stucco and reseal			-
		Total	\$10,600.00
Any work outside of this scope will be time and materials @ \$55.00 per man hour.			-
			-
			-
50% Deposit on approval and balance on completion			-
			-
<i>Thank you for your business!</i>		SUBTOTAL	\$10,600.00
		TOTAL	\$10,600.00

Signature _____ Date _____

If you have any questions about this invoice, please contact
 [Name, Phone, email@address.com]