

**THE WATERFRONT IN NAPLES CONDOMINIUM ASSOC. INC.**  
**BOARD OF DIRECTORS MEETING**

**Thursday, March 16<sup>th</sup>, 10:00 A.M.**  
**Zoom Available**

**AGENDA**

Present – President J. Morcowczynski, Secretary/VP D. Lee, Vice President S. Saunders, Director D. Grant, Director A. Moon, and Director T. Nash. Also, in attendance was Linda Meulenberg with Newell Property Management.

**1) Call to Order/Establishment of Quorum/Proof of Due Notification**

President Morcowczynski called the meeting to order at 10:00 AM EST.

Establishment of Quorum was met with 6 Board Members present.

Meeting was posted in accordance with Florida State Statues.

**2) Approval of Previous Meeting Minutes: Tuesday, Feb. 28<sup>th</sup>, 2023, and Monday, Feb. 20, 2023**

Director Grant motioned to approve minutes from 2/28/23/& 2/20/23 with Vice President Saunders 2<sup>nd</sup> the motion. Unanimously approved.

**3) Board Officers Reports**

**\* President's Report – Hurricane Ian Insurance**

President Morcowczynski indicated 5 checks have been received just shy of \$1M and there are still 3 outstanding checks. He would like to take funds and get to the 28 units that had major damage. He has stated a wish to keep \$400K set aside for mitigation.

Director Nash has prepared a spreadsheet he will share with the board on Bldg 2233. Todd believes that based on his information he thinks \$230K would be enough for mitigation. Jim stated the reason he added extra funds is because they have to bill us accordingly. He really wants to "escrow" \$400K till the 2<sup>nd</sup> claims come in.

President Morcowczynski mentioned that next week there will be a meeting with Right Way, Adjuster and Brown & Brown. President Morcowczynski has contacted a law firm about what the board can and can't do.

President Morcowczynski reminds everyone that owners should have documentation as to what damage Right Way caused.

President Morcowczynski stated some units hired their own contractors and would like a consensus on what type of receipt do they want from the owners. President Morcowczynski will have the attorney draft a letter to the owners.

**\* Ratify Application for rental 2166C**

Withdrew rental requirement as it is now a family member. President Morcowczynski ask that Newell Property Management notify the owner that nothing further is needed.

\* ARC Appointments: Stanley Pate and Todd Nash

President Morcowczynski appointed Stanley Pate and Todd Nash to the ARC committee.

**\* Treasurer's Report**

\* Review of Monthly Financials

Nothing to report.

**4) Committee Reports**

**Architectural Review Committee**

2149B – Awning. Using the same company as in the past. Director Grant asks that Secretary/VP Lee check with company as to the dollar amount as he believes they gave one price for all awnings due to the volume.

**Dock Master – Approval of Dock Repair: Dock Savers repair \$34,344.00**

The contract will be reviewed by the association attorney

**Maintenance Committee**

There was a review of normal maintenance in the community.

**Lower Decks**

VP Saunders is coordinating repairs only with Eddy Torres, of Torres Maintenance.

**A-1 Gutter**

The association expressed frustration with communication from A-1 gutter

**Soffit**

VP Saunders would like to table this until the handyman (Chris) is back from leave.

**Lakes**

VP Saunders stated the lakes continue to go down. Aquamatic will be reviewing

**Floating Fountain**

VP Saunders reported that hurricane Ian damaged and pulled the top from the bottom and damaged the motor control panel. A quote to replace it is \$13,200. It was reported as hurricane damage.

**Pump House Roof**

The association will research replacement of the roof. The association will research a diverter valve to control lake levels.

2225B – Lisa Cannon shower pan the previous board approved to replace. Lisa can schedule or President Morcowczynski will schedule Sam's plumbing.

**Landscape Committee – Palm trees with disease & Palm trees water leak at pool**

Marion Grant informed on the 5 diseased trees and the palm trees around owners' units that need to be cut down, grind up the stump and never replace with a palm tree their due to the disease being in the ground. There is also 1 tree down by the dumpster that has to be taken down. Ms. Grant said she has spoken with the Any Town Tree and they will do all of it for \$850.00. VP Saunders made a motion seconded by Director Grant 2<sup>nd</sup> to remove the diseased trees the motion passed unanimously. Ms. Grant will arrange to send the contract to the management company.

Ms. Grant reports the palm trees at the pool have been removed. Stahlman's was called in to repair the leak and fix the pipe. They are putting the rocks back today and cleaning up the pool.

**5) Old Business**

Electrical – the association is replacing water heaters to bring them up to code.

**6) New Business**

\* No new business

**7) Next Meeting: March 28<sup>th</sup>, 2023, at 11:00 A.M. EST****8) Adjournment**

There was a motion by Director Nash seconded by VP Lee to adjourn the meeting at 11:14AM, the motion passed unanimously, and the meeting adjourned.