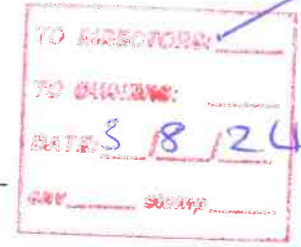



MINUTES



TO DIRECTOR: 
TO CHAIRMAN:
DATE: 3/8/24
BY: _____
SUGAR

The Waterfront in Naples Condo Association

Board Meeting

February 21, 2024

ZOOM

PRESENT

Directors Jim Morowczynski
 Deborah Lee
 Dennis Grant
 Alan Moon
 Todd Nash

Manager Sarah James, Newell Property Management

The meeting, at which a quorum was present, was called to order at 11:07 PM.

There was a motion by Deborah Lee, seconded by Dennis Grant to waive the reading and approve the minutes of the January Board meeting. The motion passed unanimously.

Jim Morowczynski advised that he is not aware of any volunteers for the open Board position.

On March 18 at 11am, there will be a Special Meeting for the vote to waive fully funding the associations Reserves for 2024. This will be the only item on the agenda.

There was a motion by Dennis Grant, seconded by Alan Moon to ratify the sale of 2270C and 2278C. The motion passed unanimously.

There was a motion by Dennis Grant, seconded by Deborah Lee to ratify the rental of 2198C. The motion passed unanimously.

There was a motion by Dennis Grant, seconded by Deborah Lee to ratify the rental of 2294C. The motion passed unanimously.

Jim Morowczynski confirmed that a maintenance man has been hired to timely address the following:

- Deck repair 2278B (back and 2182 (front).
- Roof leak 2270A.
- Pool leak repair.

Discussion followed regarding the Red Rhino and Stahlman estimates.

There was a motion by Dennis Grant, seconded by Alan Moon to accept Stahlman's estimate to repair the light - \$1868.00. The association has a light on hand so there may be a price reduction. The motion passed unanimously.

The Board discussed hiring a new attorney and making sure all records are transferred appropriately.

Permitting and the County were briefly discussed.

Deborah Lee advised that the file with the County will be updated once the vacant Board position is filled.

Deborah Lee confirmed that two people are interested in being on a committee to update the association bylaws. The document rewrite will require an attorney's involvement, Rules and Regulations can be updated by the Board.

The Board will work with their new CAM to update the Owner Information Sheet.

It was agreed that minutes are posted online once they have been approved.

Todd Nash provided an update on the County and the dock repair. There are three inspections, and each require different details to be provided. Information has been sent to Bob Helms to see if the issue can be resolved.

Todd Nash confirmed that the association is trending on budget. Janitorial bids are being solicited and cash has been placed aside in Operating to pay for the insurance premiums.

Once a new CAM is assigned, the Board requested that each contract is reviewed 2 months ahead of renewal and new vendors solicited if necessary.

Alan Moon advised that the insurance renews May 5 and that the 2023 financials are available online. The D&O policy is being re-bid and the Flood policy is expected to increase by approximately 18%. There is hope for a decrease in the property deductible with potential new carriers.

Bank signatories and Strongroom were discussed. Management was requested to obtain documents from Murrell as soon as possible.

The Board discussed the need for a closed meeting to discuss various legal issues.

Changing the collection of maintenance fees from quarterly to monthly was discussed. This change will be made effective in the next association budget.

Williams and Thomas permitting and payments were discussed. One owner has expressed concern about the quality of work. GFI's in garages, kitchens and bathrooms were discussed.

Alan Moon advised that he has discussed with Randy Hicks how to expedite the secondary claim status. No response has yet been received from the agent. Everything will be resent with a deadline to respond. If no response is received the information will be passed to the attorney.

Settlement details and attorney fees were discussed.

The Board discussed the proxy vote to waive fully funding the associations Reserves for 2024. The plan is to add \$72,000 to Reserves, \$120,00 is required to fully fund. If the vote does not pass, a Special Assessment will be required to add \$50,000 to the Reserves this year.

An engineering study on the docks is in process; the docks need to be repaired to make them safe. The halogen bulbs on the boardwalk are too bright and need to be dimmed.

There being no further business to discuss, the meeting was adjourned at 12.04 PM.

Respectfully submitted by:



Sarah James

NEWELL PROPERTY MANAGEMENT