

## **The Waterfront**

Emergency Board of Directors Meeting

11/10/2022

Minutes

The meeting was called to order by Rhonda Tibbetts at 11:02 AM EST.

A quorum was established with Rhonda Tibbetts, Sonny Saunders, Sam Spring, Bobette Sajtar, Kieran Repko and Dennis Grant.

Proof of due notice.

Dennis made a motion to approve the minutes of the 10/25/2022 Board of Directors Meeting. Sam seconded the motion. Motion passed unanimously.

### **Board Officers Reports**

President's Report: Rhonda Tibbetts

There is an open board position due to Deborah Lee's resignation. Three owners have expressed interest in the position. This position is up for election at the annual owners meeting in February.

Jeff Bartlett, Jim Morowczynski and Virginia Wile are willing to fill in until the election.

Sam made a motion to accept Virginia Wile as the appointee. Kieran Repko seconded the motion. Motion passed with Sam, Bobbi, Dennis, Sonny and Kieran voting aye. Rhonda voted nay.

Diane Scott commented that Jim Morowczynski was on the hurricane committee and she thought he would be good.

Jeff Bartlett said he likes Jim also.

Kathy Moore said she thinks Jim is knowledgeable about Florida law and could help.

Deborah Lee likes Jim and asks everyone to work together. But we should pick the most qualified people, not ones we want to work with.

Alan Moon said Ginnie was not board president at the time of Irma but she did step in during a time of contention and did a good job. But he thinks Jim should be on the board.

Pat White said the same thing.

Rhonda said she wants Jim on the board because of his knowledge. She wants him to be in on the decision making.

The board is allowed to ask for advice from anyone. Or a committee could be created. Adoni

Kokkinos (of Newell Property Management) asked what specific powers she wanted for Jim.

Rhonda replied that he was on the Hurricane Ian Committee and did research on the hurricane issues.

Dennis asked what we may have overlooked or are lacking. Rhonda replied that she wants a planning meeting because we need to look ahead thinking about insurance adjustments and reimbursements and working with owners on contractor issues.

Jim Morowczynski said based on his experience, now is when we need to get the contracts reviewed by a lawyer and have everything documented in case of lawsuits. He said communication are not being received, wants to know when drywall is going to be installed, what is in our remediation contract, who is paying the bills, do we need to borrow from reserves, what is our time frame, how to plan for the next event with an emergency plan. He has expressed all these concerns to Rhonda.

Sam mentioned that he is concerned that not all owners seem to be getting the updates. We have been sending out regular updates.

Deborah Lee said some owners are still waiting for documentation for the SBA loans. It takes 2-3 weeks for loan approval and, if the amount is not sufficient, you have to reapply.

Kieran answered that some of the required items have been delayed due to the management company change. The board doesn't have all the documentation yet.

Rhonda brought up the fact that some of the owners aren't telling us about issues they are having. Owners need to inform the management company or the board if there is a problem.

Karen Wasserman said she is a new owner and would like to know the proper way to communicate. Some emails sent to the board weren't answered.

Rhonda asked Adoni who should owners contact. In the past, Rhonda has had emails sent to her email address. Owners can still email Rhonda or send them to [residents@newellpropertymanagement.com](mailto:residents@newellpropertymanagement.com).

Karen Wasserman also asked when her contractor can begin remodeling. Sam told her we have to wait for the mold/bacteria tests have been passed by the state lab. Then the contractor the association has hired will start installing drywall. We need to have a list of contractors that owners are hiring in order to coordinate the work.

Again, communication is key. Sam asked how can we check to make sure the management company has correct emails. Adoni said emails are classified the same as social security numbers when it comes to security. And email blasts are covered under FCC rules. We would have to sign disclosures. He suggested the best way to verify email addresses is to have a board member telephone owners to verify the email addresses. Kieran volunteered to check on those. He will also ask owners to make sure their spam filters allow the emails.

Karen Wasserman said the emails have been very helpful, but she would like specifics on her unit. Rhonda said we are also going to use our website to post updates and information including insurance and board documents.

Alan Moon said the website is up and operational.

Marion McCleary asked if the website will have a list of recommended contractors for out of town owners to hire. Kieran explained that the board has hired a contractor, Blue River, to put up the drywall and paint, and, if homeowners choose, they can also do the cabinets, counters and flooring.

Diane Scott said it should be a consideration to have the full time owner's units completed first. Sam said we are working on a priority list and he hopes to have that out soon. He is meeting with Chris, of Blue River, next week.

Terry Hewitt said there is mold in his master bedroom closet. Rhonda said we were just made aware of it and that Crown Roofing has been notified. Rhonda asked if DKI can look at that leak. Since it is not a flood water issue, it is not something they address.

Jim Morowcznski said his unit has water leakage caused from faulty shut off valves and a broken A/C drain pipe. And he wants to know how often units are being checked.

Diane Scott said a shut off valve in her kitchen is leaking. Rhonda has the same problem. Sam said Travis of DKI was able to find some caps for the water lines and he will ask him to cap those.

Jim Morowcznski asked if the drywall contractor is going to cut and cap those lines. Sam said we are hoping to have the final testing done today. He meets with Chris (Blue River) on Tuesday. They will work on the plan for the reconstruction. Sam also said we still have tubs, sinks and countertops that have not been damaged and can be reinstalled. Sam asked them not to throw out any tubs that aren't broken because some owners want to keep the tubs.

Karen Wasserman again asked for specifics on what in her unit was broken or not. Kieran and Dennis volunteered to check each unit.

Kathy Moore asked if the Hurricane Ian Committee can be reinstated. Rhonda asked for owners to volunteer to be on the committee. Jeff Bartlett, Kathy Moore, Deborah Lee all volunteered. We will be updated with a list of this committee's responsibilities. We agreed that non-board members should not be entering the units by themselves.

Treasurer's Report: Kieran Repko

We are still in the transfer stage between management companies so not all the financials are available. The good news is the bills are being paid.

Hurricane expenses will include the \$200,000 deductible. There will be roughly around another \$100,000 for additional costs so far.

Chris Modica, our maintenance repairman, has a list of about thirty items he is working on repairing right now.

Bobbi Sajtar made a motion to have Marion Grant take over as chairman of the landscape committee. Sam seconded the motion. Motion passed unanimously.

Ruth Ann asked if she can access her belongings that are covered by the plastic. They have to move back in by next week.

Sam reiterated that updates will be on the website, plus emails and as well as posted at the pool.

Jim Morowcznski suggested a mass mailing telling owners to refer to the website.

Adoni said he is continually updating contact information.

The next board meetings are:

**SPECIAL ASSESSMENT BOARD MEETING on 11/17/2022 at 11:00 AM EST**

**ADOPTION OF 2023 BUDGET BOARD MEETING on 12/08/2022 at 11:00 AM EST**

Sam made a motion to adjourn.

Dennis seconded the motion. Motion passed unanimously.

Meeting was adjourned at 12:14 PM EST