

MINUTES

The Waterfront at Naples

Board of Directors Meeting via Zoom

May 15th, 2024

Present

Directors Jim Morowczynski – President
 Alan Moon - VP
 Todd Nash – Treasurer
 Deborah Lee – Secretary
 Sonny Saunders – Director
 Dennis Grant - Director
 Rick Sajtar – Director

Owners Various

Manager Bree Houser
 NEWELL PROPERTY MANAGEMENT

Call to Order

The meeting was called to order at 11:00am by President J Morowczynski who established that a quorum was present. The meeting was properly noticed.

Approval of previous meeting minutes

S Saunders made a motion, seconded by A Moon to approve the previous meeting's minutes. The motion passed unanimously.

President's Report

J Morowczynski introduced B Houser as the Association's new dedicated CAM from Newell Property Management.

Insurance Claims – J Morowczynski deferred to T Nash to update on this matter during his report.

Contractors' Bids – J Morowczynski noted the need to prioritize lower deck repairs in order to budget properly for them and called for a Board member volunteer to help organize. T Nash to continue to facilitate appropriate spending.

J Morowczynski reported that S Saunders would be stepping down as Dockmaster now that repairs were complete. He thanked Sonny for his service and called for a new volunteer to serve in the position.

Financial Report

Wrightway Lawsuit – T Nash stated that while there was no legal progress to report, there was progress on the claim. J Morowczynski asked that any unit owner that had not yet submitted photos and receipts do so as soon as possible. He assured all unit owners that the Board would review all information and be sure that all units were represented before submitting.

Bank/Budget – T Nash reported on the current financials noting that the insurance line item was underbudgeted with \$26,000 being paid each month on a \$22,000 budget. The variance in the water/sewer bill was addressed and was due to a high-water usage in November of 2023 being billed in 2024. There are no current leaks causing high usage.

Maintenance and Dock

Dock Update – S Saunders reported that the work by Dock Savers was complete except for some touch ups and thanked Rick for installing the dock cleats. He noted that there was an open slip and seniority would determine who would take the spot. A new application would then be considered.

Maintenance – S Saunders reported that the leak in unit 2278A had been corrected. A new leak had been discovered in unit 2286A and a leak detection company would need to be contracted to find the source. B Houser to contact a leak detector. S Saunders noted that unit 2241C had some damage from a previous contractor that was to be repaired by the Association's handyman and clarified that wall and floor damage to unit 2278A still needed repair as well.

Insurance & Communications

Insurance - A Moon reported on that the insurance that recently renewed had increased due to the addition of dock coverage and that the flood renewal in June would have an 18% increase. He noted that no estimates for Wind/Fire/Hazard were yet available and that the updated appraisal should be done this month.

Communications – A Moon asked that Facebook users please follow the WIN account to ensure at least 100 users. He reported that the Association intended to move away from Zoom and use Microsoft Teams.

Water Intrusion Demonstration – A Moon stated that he was still working on a summary to be presented to all unit owners and put on the website.

Secretary Report

Hurricane Preparedness List – D Lee stated that this was still a work in progress. J Morowczynski reminded all unit owners to take video of their property before leaving for the summer.

Boat Owners' Email – D Lee reported that a checklist was being prepared for boat owners to keep up standards of condition and appearance on the dock.

Director Report

D Grant had nothing to report.

Director Report

W&T Inspections - R Sajtar reported on the status of the final electrical inspections and noted difficulties with coordination between William & Thomas and FPL.

Committee Reports

Landscaping – M Grant reported that she was in communication with the landscapers concerning mowing frequency, trimming specifications, and plant debris. They are still having problems with caterpillars. She stated that the tree trimming was scheduled for June 4th and that cars should be removed from the affected areas until complete. There was discussion of the need for a new landscaping company. The committee will research and make a recommendation to the Board.

ARC –

2217B Screen Door – there was discussion of the need for a community vote to allow nonuniform decorative screen doors. The decision was tabled for more research.

2294D Compressor Agreement – T Nash made a motion, seconded by D Grant, to send the compressor agreement as written to the owner of 2294 D. The motion passed.

2282D – Tabled pending a response from the attorney.

2198A Radon Mitigation – D Grant made a motion, seconded by S Saunders, to approve the ARC for 2198A. The motion passed.

Bylaws/ R&R – J Morowczynski stated that there was a need to include specifics about Limited Common Elements and the allowability of color changes. D Lee noted the need for guidelines for the use of water intrusion barriers and when they may be put up and must be taken down.

New Business

J Morowczynski called for volunteers for the position of Dockmaster. He asked that interested parties contact a Board member or Newell. He also called for volunteers to form a budget committee for the 2025 budget.

Owner Comments/Questions

Bobby Mez volunteered for the position of Dockmaster.

R Sajtar raised the question of screen door maintenance responsibility. More research to be done.

The owner of unit 2262A stated that they had not yet received their reimbursement. B Houser to arrange payment.

A unit owner asked that her deck be repaired. S Saunders stated that the priority in deck repair was safety and that hers could be assessed.

The next meeting will be at 11:00am on June 19th.

Adjournment

S Saunders made a motion to adjourn, seconded by T Nash. The meeting adjourned at 12:19pm.

Respectfully submitted by,

Bree Houser
NEWELL PROPERTY MANAGEMENT