

**CASTAWAYS BEACH RESORT
CONDOMINIUM HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING**

Tuesday – September 5, 2023

5:00 PM

Castaways Community Room

Join Zoom Meeting

<https://zoom.us/j/99326843594?pwd=U2RqNkRsaZzqVWtNUG9OaVVzdk1MUT09>

Meeting ID: 993 2684 3594 Passcode: 681672

One tap mobile --+13052241968

MINUTES

1. Call to Order

- 1.1. Meeting was called to Order at 5:00pm by Tim Balas
- 1.2. Board members in attendance were Tim Balas, Sandy Crandall, Nanette Petrella, and Mike Ellul, Cathy (Cat) Dunn was excused.
- 1.3. Certified quorum. Proof of notice meeting certified.
- 1.4. Jim Roche from Property Advisors Management was also present.

2. Review of Fungal Reports from Inspection Central

- 2.1. Due to scheduling concerns, Derek from Inspection Central was not available for the meeting. However, he will make himself available for a future date if the members would still like to have him present.
- 2.2. Inspection reports that have been requested have all been sent out. Also, those units that require remediation were sent their reports if the Board has their email address and they have made one special assessment payment.

3. Minutes Review and Approval

- 3.1. The board reviewed the minutes from August 10, 2023 electronically and the reading of the minutes was waived. Sandy motioned to approve the minutes and seconded by Nanette. With no further comments from the Board, the motion passed unanimously.

4. Financial Review

- 4.1. The Treasurer provided the bank balances as of 05 September 2023:

Operating Account	\$51,880
Reserves Account	\$199,216
Special Assessment Account	\$1,151,258

- 4.2. Due to the new management company and where to send payments, several units have not yet paid General Assessment. The Operating Account is expected to go up.

5. Owner Comments (limited to 3 minutes)

- 5.1. Homeowners present were given an opportunity to address the board.

6. Unfinished Business

6.1. HOA Management Update

- 6.1.1. Tim and Nanette met with the new CAM, Jim Roche, on Friday (Sept 1st) from Property Advisors Management (PAM).
- 6.1.2. The Board met with the new Financial person on Monday (Sept 4th) to get the Board set up on their system. They will be working on getting access to all homeowners within the next couple of weeks.
- 6.1.3. Jim from PAM discussed FrontSteps (their portal) with the members. Owners with email addresses will receive an email to access FrontSteps, and owners without an email will receive in USPS.

6.2. Insurance Update

- 6.2.1. Tim provided an update on the Insurance claim.
- 6.2.2. The Public Adjuster is just awaiting pricing from DryMetrics for the remediation work on the units based on the Fungal Reports.

6.3. SBA Loans Update

- 6.3.1. Tim provided an update on the SBA Loans for both Ian and Nicole.
- 6.3.2. Tim has met with the Attorney and on the phone with SBA, and a few items are still required for each of the Loans.

6.4. Hurricane Ian – Roof

- 6.4.1. Metal roof was started on today (Sept 5th) and then will continue for the next few weeks.

6.5. Hurricane Nicole - Seawall

- 6.5.1. We have not yet signed a contract. Although we could pay the down payment, without the SBA loan we would not have the funds to pay for completion.
- 6.5.2. If we award a contract to Florida Seawall, they could order the materials which would be 6-8 weeks to receive (sometime in November) then another 4-6 weeks to complete (sometime in December).
- 6.5.3. Nanette made a motion to award Florida Seawall the Seawall contract.

With no further comments from the Board, the motion passed unanimously.

6.6. Hurricane Nicole - Pool

6.6.1. Tim made a motion to award the Pool contract to Blue Water pools seconded by Nanette. With no further comments from the Board, the motion passed unanimously.

6.7. Other SA Items – Park Lot Lighting

6.7.1. We have not yet signed a contract. Although we could pay the down payment, without the SBA loan we would not have the funds to pay for completion.

6.8. Contracts overall

6.8.1. Sandy mentioned that although we have voted on contracts and have enough money in the bank for down payments we should not sign contracts until the entire amount of the contract is either in the bank or we are able to draw from a loan.

7. New Business

7.1. Windows

7.1.1. Tower Grande claimed that Castaways fencing was one foot inside their property. 2006 Survey will be reviewed, and new survey may be requested.

8. Second Owner Comments (limited to 3 minutes)

8.1. Homeowners present were given an opportunity to address the board.

9. Adjournment

9.1. With no further business to discuss, the meeting was adjourned at 6:15pm

The Minutes were approved on _October 9_____, 2023

Nanette McKeel Petrella

Vice President