

Castaways Beach Resort Condominium Association, Inc.  
Board of Directors Meeting Minutes  
Approved

Date: June 21, 2022

Time: 1:00 PM

Place: Castaways, 2043 S. Atlantic Ave, Conference Room and conference call

Meeting was called to order at 1:00 pm.

Board of director members present:

Tim Balas

Nanette McKeel Petrella

Mike Ellul

Trish Antonetti

Sandra Crandall

Management Company present Kelly, Jodi

Certified quorum. Proof of notice meeting certified.

Minutes from December 21, 2021 were read. Motioned to accept by Tim, second by Mike. Passed unanimously.

Minutes from May 3, 2022 were read. Motioned to accept by Nannette, second by Trish. Passed unanimously.

Financials were read. Motion to accept by Sandy, second by Mike. Passed unanimously.

Old Business:

Management Company has received official copies of Declarants and Bylaws from our attorney, after a record search was completed. They will maintain in their office. Kelly was to clarify if they need to be posted on our website per Florida regulations.

Rules and regulations were discussed. Once there is clarification on a few items they can be posted to the website.

Jodi will call AmVets to have all items removed from the game room that came from the storage areas and not claimed. What they don't want will go to the dumpsters.

New Business:

Fining committee appointments have been made. The board will talk to each person and start the process.

SB4-D plan. This is a new state requirement for condo's over 4 stories tall. The first deadline is 12-31-2024. We already have a start on the process.

There are 2 phases. Visual inspection on the structure. Based on these findings we may have to go to phase 2. This is all to ensure the structure is secure. There will need a structural reserve study, the budget for 2025 must reflect on findings.

Balcony schedule should not be off more than a few days. The balconies are getting inspected every 2 weeks. All of the balconies are being done, then going back to do the windows due to timing in the permit. Tim will look into seeing if we can suspend the permit, which is good until November, so windows can be done before or at the same time the balconies are being done. The board will need to communicate via website the schedule.

Pool bids were discussed. A motion by Sandy to spend up to and not over \$54,000 on the pool resurface and heater, seconded by Tim. This passed unanimously. Kelly was to communicate with each contractor to gain information that would allow us to better compare bids. Items to confirm were cost to install electric heat pumps rather than propane, cost to patch and prep first 12" of deck around pool perimeter, specifics on all warranty details, and available time frames to complete the work. Once this info is available, board will be able to award bid.

Fence replacement bids were discussed. The new fence will be like the old one in appearance. The fence separating the parking lot from the seaside lawn will be 6' tall rather than 4' tall. There was a motion by Nannette to go with AAA and seconded by Trish. The cost is \$11,500. This passed unanimously.

The camera DVR was discussed. We currently have a total of 6 cameras out. Data Flow Communications will provide quantity of 4, 16 channel DVR's and 2 monitors at a cost of \$4,681.00. They had a better warranty than the other company and cost less. Motion to approve by Sandy, seconded by Nanette. This passed unanimously

The next board meeting will be July 27<sup>th</sup> at 1:00 PM.

Misc Items.

Kelly pointed out that the Betty Boop restaurant sign needs to be replaced. There is already work being done for grant money to help pay for it. The sign must be replaced by November 12, 2022.

Parking lot lights bid was at \$51,000. Kelly and Tim will try to get additional quotes.

The ice machine is still not working due to not being able to get parts. A cost of \$125 per month if we want to rent one.

The game room will be cleaned out from the storage area stuff then the game room can move forward on becoming a game room. When Mike has time Tim will let Mike know that he can start work on that. This will be put on the July agenda.

Notes from the board need to be added to the website. Several board members will work on that.

Owner comments:

A new owner did not know where to send payments to. Kelly will get her that information.

An owner asked about a door code rather than a key to enter the room for pest control. Kelly said that was fine.

An owner asked if emails could be pushed out rather than information to be found on the website. The board does not have an answer to this yet but will discuss pros and cons.

An owner stated it would be good for AirBNB folks to leave local information in the rooms. Residents are being asked what is available in the area.

An owner stated that patrons of the diner are walking around the diner bench and coming onto the property.

Sandy moved to adjourn at 2:35 and seconded by Trish. There was a unanimous vote to end the meeting.