

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

Thursday – August 10, 2023

5:30 PM

Castaways Community Room

Join Zoom Meeting

<https://zoom.us/j/96065127212?pwd=T3J5RHFCtWdJbWZWRUszaDFGZDVydz09>

Meeting ID: 960 6512 7212

Passcode: 688250

One tap mobile +13052241968

MINUTES

1. Call to Order

- 1.1. Meeting was called to Order at 5:30pm by Tim Balas
- 1.2. Board members in attendance were Tim Balas, Sandy Crandall, Cathy (Cat) Dunn, and Nanette Petrella. Mike Ellul was excused.
- 1.3. Certified quorum. Proof of notice meeting certified.

2. Minutes Review and Approval

- 2.1. The board reviewed the minutes from July 29, 2023 electronically and the reading of the minutes was waived. Cat motioned to approve the minutes and seconded by Nanette. With no further comments from the Board, the motion passed unanimously.

3. Financial Review

- 3.1. The Treasurer provided the bank balances as of 10 August 2023:

Operating Account	\$89,994
Reserves Account	\$106,922
Special Assessment Account	\$1,171,023

4. Owner Comments (limited to 3 minutes)

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

5. Unfinished Business

- 5.1. Condominium Owners Association (COA) Management

- 5.1.1. Temporary solution for Maintenance has been put in place
- 5.1.2. The board submitted RFP's to 15 companies with 5 no's, 3 non-

responsive, 1 needed 60 days.

5.1.3. Met in person and toured the community with two companies that provided proposals.

5.1.4. Cat motioned to accept the proposal from Property Advisors and move forward with contract signatures. This was seconded by Sandy. Nanette noted that she had not had the opportunity or time to review the proposals nor adequately address questions she had. With no further comments from the Board, the motion passed with 3 Yes votes, and 1 no vote (Nanette).

5.2. Hurricane Ian Repairs - Drywall/Mold Mitigation

5.2.1. All units with the exception of two have had the air quality testing performed. We will have the results of the 3 tests done today by early next week.

5.2.2. Lobby, Front Desk, Office, Fitness Room, Maintenance Room and Main Laundry came back with "No issue"

5.2.3. Units were categorized into 4 Groups

- 71% - No Issue
- 18% - Micro Cleaning (Slightly elevated Levels w/o toxic molds)
- 7% - Issue – Micro Cleaning – low level of Toxic mold that can be remediated via Micro Cleaning
- 3% - Remediation Required – Highly Elevated or Toxic Molds

5.2.4. Inspection Central Next Steps

- Finalize Protocol Reports for units with issues
- Set an Owners Session to Review process and what the reports mean

5.2.5. Sandy motioned to hire DryMetrics to begin Microcleaning and other protocols. This was seconded by Cat. Nanette felt the board needed to discuss the protocols with the contractors before committing to what steps should be taken and in what order. With no further comments from the Board, the motion passed with 3 Yes votes, and 1 no vote (Nanette).

5.3. Hurricane Ian - Roof

5.3.1. Tim provided an update on the next steps from Century Roofing

5.4. Hurricane Nicole – Beach Stairs

5.4.1. Update from Tim on permits from Environmental and City

5.4.2. Deposit check required for Mighty Might after permits are obtained

6. New Business

6.1. Tower Grande removed Fencing between building

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

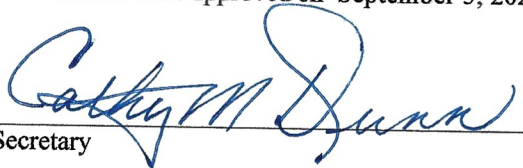
7. Second Owner Comments (limited to 3 minutes)

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

8. Adjournment

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

The Minutes were approved on September 5, 2023


Secretary