Castaways Beach Resort Condominium Association, Inc.

Board of Directors Meeting Minutes

Date: 8/12/2022

Time: 10:00 a.m.

Meeting was called to order at 10:01 a.m.

Board of director members present:

Tim Balas

Nanette McKeel Petrella

Trish Antonetti

Sandy Crandall

Management Company present Kelly, Jodi

Certified quorum. Proof of notice meeting certified.

Minutes were read from the July 27th meeting. Revised minutes approved by Tim, second by Nanette. Passed unanimously.

Minutes were read from the August 12, 2022 pet policy/rules meeting. Approved by Tim, second by Nanette. Passed unanimously.

Financial report read: Motion to approve by Sandy, Second by Nanette. Passed unanimously.

Old Business:

Game Room: The vendor was in to see what changes need to be made to the room where the games will be installed. The wall will need to be removed therefore the room will be put on hold until Tim gets there to supervise the wall coming down. There will not be a pool table due to space, but other games will be installed.

Seawall. Tim is working on the permit. He has found that the person he needs to speak with is at EPA. Tim will continue to work on getting the permit.

Bid on the seawall came in from Andrew. We do not have a written proposal from him.

Kelly will get another bid. The work cannot happen until turtle season is over.

Balcony schedule: Tim is working on getting the balcony permit on hold. Once that happens Andrews crew can start on the windows on the north side, 7th floor.

Ice Machine: A new machine will be $3,600. The company that was contacted will not give us anything for the old ice machine. Kelly will look for a different company to get a quote on a new\ machine.

Castaways has enough fence that Mike can put that fence up by the diner. Benches will be moved, possibly near the block wall fence.

We are still missing a page from the bi-laws. The title office should have the current, up to date, document. Tim will work on getting that once he is at the Castaways.

Fining committee: No updates. Kelly will send an email to the board today to get this rolling.

Diner sign: Nothing is happening on this.

There was discussion due to an owners request of emails pushed out rather than just the website. Kelly suggested major announcements only such as hurricanes. Kelly will send an email telling all owners to check the website and that an email will go out in a major occurrence only.

The new locks will be put on the storage rooms on floors 2 thru 7 next week, installed by Mike.

There has not been any other bid for the parking lot lights.

New business:

There are several cameras not working. It was determined that 10 cameras are needed and Mike can install. These will be ordered and installed when they arrive.

Nanette will choose the tile and any other items concerning the pool. Kelly stated we will get a firm date once the product is ordered, possible start date first of December.

Owners Concerns:

There was an issue between an owner and a long-term lease individual. The situation quickly got out of control and the police were called. It turns out the police were called 3 times while owners and guests looked on. Property was damaged by this long-term renter. It was now determined that owners should not confront people jumping over the fence or into the pool area.

Kelly will call the owner of the unit with the problem renter. This is an issue for the finings committee.

A motion by Tim to end the board of directors meeting was seconded by Sandy. Meeting adjourned at 10:57 a.m.

Respectfully Submitted, Date Minutes approved: November 22, 2022

Sandra Crandall B.O.D./Secretary