

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

Date: 12/08/2022

Time: 10:00 a.m.

Meeting was called to order at 10:00 a.m.

Board of director members present:

Tim Balas

Nanette McKeel Petrella

Sandy Crandall

Mike Ellul

Management Company present Stan Salomon, Kelly

Certified quorum. Proof of notice meeting certified.

Board met with T.J. from United Engineering. The board and T.J. talked about the specifications of the scope of work. All of this needs to be quoted with line items. This engineer can help with engineering with everything except the sea wall. The engineer will charge \$750 per hour and administrative charges of \$250 per hour.

The Milestone inspection will cost approximately \$9500.00. The board will meet with the engineer prior to the official inspection. This inspection will be on structural items only.

The buildings windows are original. The windows have a life of 20 years. This may be an issue with the reserve study.

Each sprinkler head is a cost of \$105.00 plus labor. Going forward if an owner paints or destroys a sprinkler head they will be charged so not everyone will need to pay towards this.

The engineer and members of the board of directors went up to the main roof. It was determined the roof needs to be completely replaced.

Karen will get bids on the roofs.

Tim will get a surveyor for the sea wall.

A motion by Tim to end the board of directors meeting was seconded by Nanette. Meeting adjourned at 12:00 p.m.

Respectfully Submitted,

Date Minutes approved:

12/20/2022

Sandra Crandall B.O.D./Secretary