

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

Date: 7/27/2022

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

Mike Ellul

Sandy Crandall

Management Company present Kelly, Jodi

Certified quorum. Proof of notice meeting certified

Minutes were approved as written from the June 21, 2022 meeting. Approved by Mike, second by Tim. Passed unanimously.

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

Old Business:

Pet Policy. The pet policy has been fine-tuned, not changed. No reason to change the documents. The pet policy rules follow the documents.

The pet policy has been revised to reflect current Florida and Federal law related to Emotional Support Animals. It has also received review by our attorney, and wording has been added to reflect her guidance.

Rules and Regulations. Send out to owners Friday. This will be voted on at the next board meeting. August 12th.

New business:

Game room. Proposal for vending machine company to come in and let us know what we need to do to the room for machines. Jodi has already contacted a company. Castaways gets 20% and the vending machine company takes care of the machines.

Storage Room locks. 2nd thru 7th floor will have new locks put on. This is something Mike can do.

Balcony schedule. Next week the crew will be on the first floor. Not much to do on the first floor. Tim is working on getting the balcony permit on hold. Andrew will need to add 2 floors of scaffolding and start on the windows on the north side, 7th floor.

The sea wall is in limbo. We may not be able to do anything with the broken sea wall until after turtle season.

It was discussed how the Castaways will paint an outside door HOWEVER the door is the responsibility of the owner. If the door is rusted or needs repair that must be done at the owner's expense.

Pool. It was decided on that Donny at Seaco Electric will run the electric to the pool heaters.

It was decided on that Blue Ribbon will resurface the pool. Nanette motioned to approve Blue Ribbon, second by Sandy. Passed unanimously.

Misc: Camera DVD's will be installed this week.

Mike (maintenance) has an idea regarding the A/C drains. He can run PVC pipe and tie everything together along the railing and send the water to 1 end. Tim and Mike will work together to determine if 1 end is better or 2 ends of the building.

Kelly asked if we can unify the lattice or netting on the balconies. Kelly will look for language in the bi-laws to see what we can and cannot do.

Currently we have two issues sitting with the attorney. One of those issues is that we have a summary judgement for foreclosure. 40 days to set hearing.

Kelly will call Triple A fencing to get a price for a fence between the restaurant and the yard.

Many people are going to the beach from the diner and parking lot.

Suggestion by owner: lock the pool with a key for owners only. Tim will speak to Linda at diner regarding benches. Maybe we can move them so they don't use those to jump over the new fence once installed.

The ice machine is still out of service. To rent one it is \$125/month. The part to fix it is \$700. There are about 35 places waiting for the same part. It will cost 3 to 4 thousand dollars to purchase a new one. Jodi or Kelly will look for options on a new machine. Maybe a company will give us something for our old broken one toward a new one.

Owner comment. Charge more for getting ice out of machine.

Kelly got a quote for parking lot lights of 10 thousand. This seems way to low since the others are much higher. Kelly will look into this further.

Next meeting set for August 12th at 10 a.m. This meeting is specifically for approval of revised rules. With a general board meeting to follow.

General board meeting will immediately follow the August 12th meeting.

Owner comments:

An owner saw someone go to the pool that hasn't lived there for 7 years and used a key to go thru the lobby.

An owner did not like where a dog went potty and thinks they should go into the dog area. The person with the dog did pick the dog doo doo up.

An owner would like to see nothing on the balconies regarding safety.

An owner was happy that we are making sure the balconies are uniform on what we put up.

An owner suggested using acrylic for balconies that can be purchased at a glass company.

An owner asked if the entire sea wall was looked at. Tim confirmed entire sea wall was looked at by engineer.

An owner said they are not happy with the diner. Would like to see someone else in there. Did not mention specifics.

Sandy moved to adjourn at 11:38 a.m. and seconded by Nanette. There was a unanimous vote to end the meeting. 11:38 a.m.

Respectfully Submitted,

Date Minutes approved:

August 12, 2022

Date Revised Minutes approved:

August 12, 2022

Sandra Crandall B.O.D./Secretary