

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

Date: 11/22/2022

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, Karen Solomon

Certified quorum. Proof of notice meeting certified.

Minutes were read from the August 12th meeting. Minutes approved by Nanette, second by Mike. Passed unanimously.

Minutes were read from the November 11th meeting. Minutes approved by Tim, second by Nanette. Passed unanimously.

Tim Balas read the treasurers report.

Nanette went thru each hurricane in details with dates and what has been done. (See attachment.)

Sandy deemed building an emergency and explained the board may be meeting with or without posting. The board will not take advantage of that but will meet concerning the hurricane issues and with board members from other condo associations.

The board explained that the ramps from the road to the beach belong to the county and that the county will need to fix them.

A resident asked about the damage to the diner. The outside of the diner is the responsibility of The Castaways while the damage inside is the responsibility of the diner.

It was determined that residents are willing to write letters to the city, county, and state to push things along and to explain what the cost will do to many residents. The board will forward example letters when we get them.

The options regarding the pool were discussed. The board is looking into many options and getting quotes.

Karen mentioned that the Army Corp of Engineers will be working on the beaches but that will take a very long time.

The work that will be done to replace sea walls will be held to today's standards, not the original standards when the wall was put in. A handicap ramp to the beach was turned down by the city.

A lock box outside was discussed for Air BB situations. Many residents did not like the idea due to safety concerns.

Residents would like the board to look into wall options around the pool to make it look nicer.

A resident is concerned about the drain in the parking lot that keeps overflowing. He stated that when some of the balconies were done, years ago, that the cement truck was cleaned out and dumped into the drain hole. The board is looking into options on how to keep that drain functional. The drain is something called a French drain.

A resident informed the members for \$25.00 you can get something called a Tempstik at Amazon. This will measure the temperature in your room.

It was suggested that residents wash their cars at certain days or times to prevent outsiders from using the water. The board will discuss how this will help the association and if it can happen.

For residents who do not have a computer and no access to the website or email how can we contact them with messages. The board will discuss.

A motion by Tim to end the board of directors meeting was seconded by Nanette. Meeting adjourned at 11:30 a.m.

Respectfully Submitted,

Date Minutes approved:

12/20/2022

Sandra Crandall B.O.D./Secretary