

03-10 Meeting Summary: Building Maintenance, Financials, and Facility Management

2025-03-10 09:47:01

Board of Directors' Meeting Minutes

Monday, March 10, 2025

10:00 a.m.

(First Floor Meeting Room)

I. CALL TO ORDER Meeting called to order at 10:09 a.m. by R. Deavers

II. ROLL CALL – Roll call given by R Williams

Tonda Meadows: Present by zoom

Steve Saker: Present

Ron Williams: Present

Diane Baker: Present

Randy Deavers: Present

BOD Minutes of February: R. Deavers makes the MOTION to approve minutes as presented. MOTION: Seconded by S. Saker. All in favor. MOTION Passes.

CAM REPORT AS PRESENTED by TruResults Community Management.

FINANCIAL REPORTING : Financial reporting is tabled until next meeting.

C Richardson notes if you have been a previous BOD member you have until July to get your four hours credit. And most of you have received and they have been posted.

LLC REPORT: B. Trudeau notes for the Oasis Restaurant that cost of liquor is at 21%, cost of goods at 25%. Rental program 2025 versus 2024: we had 1698 room nights in February 1474 running at a 63% this year versus 56% last year the dollars and cents equates to 214 803 this year versus 161 956 last year. Some of this revenue is due to the FEMA rooms which are tapering we only have

a handful left and I'd like to believe some of that is just a better business but we really can't tell at this point with the fewer dollars to be integrated into those things going on been working on the portico area the just the roof of the portico as well as just doing some cleaning up the ceiling patching. The light on the front of the building burnt out. I have it in my office going to get that installed so it illuminates the front of the building, Chris has gone ahead and changed out a lot of the sensors was working on the side because that was that went down as well. sir but I'm gonna have to deal with, him out where we're at with that. It didn't seem to be working the other night when I was looking at it. Ron had suggested a quick repair to the door. Apparently that took and held the weld on this exit door. I did reach out to the guy who did the final signage, told him we wanted an 18 inch indicator that it's a self-assist door. Do not try to pressure open or close. That's basically what I told him to put on it.

R.Deavers interjects, while we are speaking about signs, the pool guy was saying you should maybe get one of those aluminum metal signs that have foot wash. to say please wash your feet before you come into the facility just because he said the faucet one number there is all gone. Okay. You can wash your feet before you come into the facility.

B. Trudeau notes: The FPL doors on the north side are showing a lot of corrosion. In the past, they've come in, and I haven't seen them in a while. But that'll be your responsibility to replace them. Just so you know. The gray doors on the other side, right? The outside, yes there are transformers in there, giant transformers. And we don't have the keys or anything to go through. It's all FPL.

These are louvered doors. I think there's three sets of two. We maintain them. We paint them quite often. But as everyone knows, anything that rusts, it doesn't take long. The bottom is corrosion, real bad corrosion on the bottom of those.

There has been work done on the seawall, y'all had a big push for the painting. and Steve's overseeing whatever, left the tail end of that I guess, for the most part that we're well on our way with all that.

We did get your palm trees trimmed, we used the boom, our staff went up there and did that section. We'll probably work at doing all of them rather than pulling an outside company in, save you some money. We got the boom here, put it to good use, and it worked out pretty well. It was a days's project but we got it done. And then weeded over there and cleaned up there.

The excess fence we put there is behind housekeeping area there was an extra roll so we stacked that up. Just so you know where it is and if you want that to store it, or we'll hold it there and take it? We're using it on the north side from the bar to the other end of the bar and then we're going to make a gate that will be able to be locked at closing of the bar. Okay, so it's there. It's put aside until that project begins.

I did put calls in the plumbers for the hot water heater only one responded. The other one said they're coming this week. But the one that responded said that hot

water heater up there still works. I tried to get him to say what he believes the life expectancy is. The other one that I called, I called two other ones. The one Right Coast is supposed to be out this week. And the other guy said he was coming, but I haven't heard from him. He said he put them in originally. So that takes you way back. So, you know, it's probably... It's probably more of a proactive thing than reactive.

I was under the impression it had failed, the second one failed, they're telling me that it's still working. So there's no great urgency, but it's certainly, you know, have a plan, I guess. And our gas company that handles other areas, they don't deal with it. Okay. So, you know, we'll still continue with that, but obviously. And that's it for the most part. Regarding any issues with bike week, we had some issues with guests, some different little things.

We did some surveillance for an incident that occurred on the third floor with a younger couple. They had two rooms. She kept slapping him, and of course the cops came, and he ran. But she was really in the wrong. It's all on video. So your surveillance is still definitely helpful for those things.

We had a guest who left all her luggage on the side of the building and traced luggage back to the room. So it's a little time consuming to do that, but as a courtesy to the guest, she was able to turn it around. We don't know how you forget your luggage but she did so things like things like that they're you know little little piddly things I'm not going to bore you but it's every day business around here. We did refund money on the not working hot tub though. We had some we had complaints on that and some complaints on the pool that but it was in question if that was heating or not, given the cooler weather will drop that down and it takes, time to kick it back in it's quicker to cool than it is to heat up.

R.Deavers notes regarding the hot tub: the heat exchanger sprung a leak. That's the main part of the spa heater. I met with the manufacturer out here and they are going to provide us under warranty a new heat exchanger, which I'll say costs several thousand dollars, and work with the company, the installer, to offset some of the cost of it. I have tried Thursday to get answers, I tried again this morning on my way here, and have not been able to get an answer as to when, but, you know, we could go buy a new unit for about \$5,000, or we could be patient, so that's where we stand.

NEW BUSINESS, OLD BUSINESS: DRINK RAIL FACING THE BEACH:

R. Williams has been working on this. R. Williams notes:, I think when I put the four support posts in, cut them and put them in, and Brad came right behind us, and he's actually the one who put the top on, and got it all where it is, he's pretty fussy, so, you know, we did what we said we would do, and we got it done in a timely fashion. We did what we said we would do, and we got it done. He got it open for the last part of Bike week. The day he put the plywood on there, that's a temporary thing, but the day he put that plywood on, people rushed to get there.

I saw it Tuesday afternoon and the section that was there was full. Yeah, so he did a great job and it is, him and I are still going to go over and secure everything, make sure that our part that we did is going to be good. The drink rail is a 200% improvement over the original one, there's no doubt about that.

R. Williams notes as a side information: Brad mentioned to me that he thought it might be nice to have that laminate deck board on top of the drink rail. We talked about it. Okay, so he said it was going to be, if he did the labor, it would be around the top. That's something we want to kick in on or he's got that covered? Well we can all talk about that but he's gonna he's gonna do it. He was intending on the composite deck. Yeah that's the word. He is checking all suppliers.

SHADE SAILS: R Williams points out: It did cost us more than the \$400 that we expected to spend, but there's safety chains on each one, there's aluminum attached to them, and we're still thinking, we'll talk about it, that wasn't brought up yet, about going front, on the front, just an additional aluminum piece from the three posts so they're connected. It's still not a permanent structure as far as it's concerned. Exactly. And it's a whole lot more cost effective and safer.

ONR: On ONR, are we getting more owners signed up? I think Diane's kind of taking this one under helping advisement. D Baker notes: There are a couple things going on. So some people don't have a password, so we need to initiate that again through ONR. Some people have their passwords, but didn't realize that they had to consent first. So there was a plea to make the effort to get signed up. I have been just reaching out to people and seeing who did they get a password so i'm not sure if maybe we should speak to somebody at ONR about how we can move forward to reinitiate an e mail invitation.

STRATEGIC HURRICANE PLANNING: S Saker indicates: Basically what that's about is, we have to set up a standard for everyone to follow hurricane preparedness on the windows. And basically, I think our standard would just be the hurricane glass with the turtle film or whatever.

And basically, they would look similar to what we have now with the one bar in the middle. And I don't think we really need to get into shutters or any of the other stuff. I think we've got, but we have to have a stated, a stated exactly what they're going to be. So they have to be white. o we need to put in place a protocol saying that the owners have to have them in by a certain time and we have to get a vote on it wait Steve do we have to do a and sampling of people's rooms and we have to do a and sampling of people's rooms. basically if they have hurricane-proof windows now. This is supposed to be the responsibility of the unit owner i don't think our insurance pays i don't think our insurance pays for the windows i think it's the individual no if it's damaged by the hurricane either their carrier that they because they're all self-insured or our carrier it comes into place.

R. Williams interjects: The ones that are not hurricane proof yes do need to be replaced yeah and there's some windows that are hurricane proof that are are not I mean they need to be replaced too because of the damaged frames I mean

I've looked at every almost every one of these because i inspected the railings and at the same time I looked at the windows the main thing is to protect the building it's so basically the the law came out in july of 2024. okay so we need to get all the people on the voting thing so that we can get a 50 so we're still working on that on while we're on the subject of windows I've had a owner approach me they're wanting to replace their windows. They are wanting to be non-functioning. as long as they appear to be single hung windows they shouldn't be a problem i don't think that sounds true okay the windows have to be able to be open for it for it sometimes i don't i'm not going to tell you i know the exact reason why but they do they have to that far from a door. I can call the window company. There are three of them we use but i can tell you that even these we didn't want we were not going to buy functioning windows, here for sure. R. Deavers asks: Can you check into that with either the window manufacturer? I'll do that. I'll go for the law first and then I'll go from there.

WATER RETENTION BY THE POOL: R. Deavers indicates: The area right by the corner of the pool as you come around, it's not great. I mean, it was still holding water. It could be that drain, though. We probably ought to take a look at that drain. We'll look at it today in the rain and address accordingly. Okay. We can look today for sure.

R. Deavers also asks for a monthly update regarding people who have paid their special assessment.

DOOR FOR 600: We do have a quote to replace. R Deavers makes a **MOTION** To replace accept this quote and replace this door. It has the 20 minute fire rating. **MOTION** seconded by R Williams: All in favor **MOTION** Passes.

SPA HEATER DOOR: R Deavers: The spa heater door, where you go down the short steps, we need to replicate the vent that's at the top of the door into the bottom of the door to allow more air flow. We need more air at the top and bottom. That vent that we set at the top replaces the vent at the bottom. And in speaking witht the heater manufacturer, the chlorine tank that's located between the two stairwells, he feels it's off-gassing, a possibility, and was wondering if we could build just a little short knee wall, for lack of a better word, around the north and west sides of it. But it's caustic, you know, material. And in doing the north and west sides of it, the breeze off the ocean would force that way? Okay, so. My thoughts are just a 2x6 wall, and then put hardy board on the other side of it, and a piece of hardy trim on top of it, and paint it to match. BOD communicates agreement this needs to be done.

BOD AND OWNER COMMENTS: BOD do you have any further comments? B Trudeau wishes to add: I did want to make a mention that I overlooked in my report. Sixth floor west hall stairwell. There's a hair line crack in that. And I think we might have talked about this many, many years ago. You can see through the block on that and I believe those stairwells are supposed to be solid and they're not.

So you might want to look at that top floor West End if you look right above the it's eye level for someone my height right behind that's the hot water heaters but you can see the light bleeding through the block.

R. Deavers presents: There was a letter included in each of these packets addressing several of the issues. Any other comments from the board?

COMMENTS FROM OWNERS: J Rosencranz: I'm just going to go back to the conversation we had concerning the Tiki Hut, the obstruction of the view of the units on the northeast side building, basically. A few months ago, I submitted some information to Cindy, correspondence of email that I sent her, as well as some documentation from the Volusia County Appraiser's Office. They went out, they inspected the units, they decided that there were a couple units that were affected, basically 200 and unit 300. I have documentation I'm going to resubmit today, so you have it, Cindy. As well as you could pass that down to board members. I've just printed them out. And basically, in a nutshell, it states that those units were affected by the Tiki Hut, and they depreciated the property, at least my unit, about 10% for the value well it self-explains it on the paper. You know, I don't want to have to go this route, but it did affect the view of the unit, did depreciate the property. I'm not asking for more than what they stated, that it depreciate. I'm willing to let it go at that. I mean, I want to put this to rest. Something we need to decide if you want to, you know, resolve this issue, because it's not going to go away. And I think this would be the easiest route for everyone, and I think it's the right thing to do.

And basically, I just wanted to submit it to the board today. R. Williams answers: Just so that you know that everyone's room is depreciate I could go give you a copy of mine and show you what my depreciation is. I can tell you that I've called them and I went to there because their offices right down the street from my house and I asked them to see your tax bill because if your tax if your value went down your tax bill should go down and it and it did not go down that's the tax appraisers that's the head of her she actually sent that to me that was her and so you pay less debt for taxes this year than you did prior years actually it did go down it actually did go down from last year okay but the point is everything that she stated that was from the appraisers office.

JR: Believes it may be the line of sight that is affected at different levels. So that's why I'm here today and that's what I wanted to reiterate with you. Thank you.

R. Deavers asks of the BOD: Shall we take this up with counsel? BOD in agreement.

Are there comments from anyone else? If that's all, I need a motion to end this meeting. MOTION made by S. Saker and seconded by D. Baker. All in favor
MOTION Carries. 12:37