



# EXCELSIOR

BEACH TO BAY CONDOMINIUMS

## BOARD OF DIRECTORS MEETING

January 31, 2023

Meeting was called to order by President, Terry Jones at 10:02am.

**Roll Call:** In attendance were Janet Kaplan, Scott Burson, John Karakus, Terry Jones and Bill Traeger. By conference call were Beverly Murphy, and Karen Lavens. Dan Watnem, manager, was also in attendance. A quorum was established.

Dan Watnem confirmed that the meeting had been properly posted.

**Reading and Approval of the 11/12/2022 and 12/10/2022 minutes.**

Janet Kaplan moved to waive the reading of the minutes and to approve the minutes of 11/12/2022 and 12/10/2022. John Karakas seconded the motion. Motion approved unanimously.

**Presidents Report:** Terry Jones gave a big thank you to all who helped during the time Dan and Orv were out. It was very much appreciated.

**General Managers Report:** Dan Watnem thanked everyone who stepped up and supported him during his absence.

The elevator situation is as follows: The contract with the elevator company, Thyssenkrupp, ends April, 2023. A consultant was brought in and after reviewing all the elevators it was determined that they are top of the line but need some general maintenance repairs. This consulting company will be provided us a scope of repair and maintenance scope for us to go out to bid to multiple elevator service companies. Once quotes are reviewed a decision will be made on the best way to proceed. Our existing elevator contract runs out on April 1<sup>st</sup>, 2023.

Trash pickup has been an issue and will hopefully be solved soon. The trash chutes should only be used for items that fit easily. They are being damaged and clogged by people trying to shove in too large of items.

Comcast Business runs the lines for the elevators, etc. The cost is \$500/month. Most of the units have had the new cabling completed.

On August 10, 2023, our Milestone Inspection will be conducted on all buildings. This is a new state requirement and Excelsior had the foresight to plan for it and is situated well as we believe we have done all of the required repairs.

Building one has been set up to be locked down from 4:30pm-8:30am weekdays and also on weekends and holidays. It is being delayed until after the first week of February due to many renters coming in.

The Gulf side fences are the responsibility of the unit owners. It was determined that each owner would be notified. The cost would be \$300/fence to have it done or they could have it done themselves within the next 90 days.

Fire pumps were inspected and the ones on the Gulf side are rusted. There are two quotes for replacing them and the others need minor repairs.

## **Committee Reports:**

**Landscape Committee:** Jim London stated that they will be bringing in more river rock. Most of the landscaping on the Gulf side has been completed. New soc, new plants and trees and pavers have been installed plus mulch and rip rap borders. New Pagoda lights have been installed. Work on the Bay side will begin after the irrigation system is repaired and the downspouts are installed. Hopefully this will happen this week. New mulch has been installed and there have been many compliments about our new landscaping company. The Gulf side fountain has been repaired and is up and running. The Bay side fountain has been leveled and repaired with a new paver base and is in the process of being cleaned and re-painted.

Thanks to volunteers, Bill Traeger and Gail Segura, we have new lights in the Bayside pagoda. The walk bridge needs to be evaluated for repainting or replacement. Bridge replacement quotes are being reviewed and after high season it will be replaced. Terry Jones said to put it on the agenda for the next meeting to approve the work to be done this summer. Eighteen new or re-strapped lounge chairs and fifteen sitting chairs have been purchased and distributed between both pools. New umbrellas were ordered and will be installed. Mangrove tree clipping will begin February 1. The atrium water supply needs to be addressed before plants can be replaced. Will try to do Thursday, February 2, 2023. Scott Burson recommended that we install all new lights instead of trying to repair current ones. He is to proceed with this.

**Finance Committee:** Janet Kaplan stated that now that all the numbers are in we have a \$5000 plus surplus. By the end of March, the reserve account will be settled. A full report will be posted on the owners corner. There are 24 owners who have not paid their January HOA maintenance dues and they are getting notices with a \$25 additional due. There are members who have not paid their assessments and they will be getting a letter from the attorney with additional financial penalties in the future. Terry Jones stated that Janet has worked many long hours to get things straightened out. A great big thank you.

**Building Committee:** John Karakas got quotes for the door slabs on the storage unit doors. The doors are the responsibility of the owners. Pickle ball courts are being used a lot. Terry Jones recommended changing the courts by using posts which would be under \$10,000 and would enable the lights on a court at night. They require sleeves to be put in the ground. In the future the courts will be resurfaced perhaps in 2024. Janet stated that we could use reserve money now to get the lights updated on the tennis court. Quotes need to be received on new lighting. Also, the sleeves and posts will be installed to have versatility. John Karakas and Dan Watnem will work on it.

**Social Committee:** Sue Traeger stated that January 18, 2023, was very successful. Between 150-160 people attended. The next big event is February 28, 2023 which is a dance party on the tennis court from 5-

9:30pm. including a food truck. Cash bingo will be held on January 31, 2023 and February 14, 2023. There will be an ice cream truck on February 16, 2023. All events are open to bring guests as frequently friends are staying with owners or renters. Thanks to the social committee in putting together a great pool event.

**Compliance Committee:** Scott Burson is working with the committee to set up procedures for how to deal with all the rules and regulations. We hope to have a more detailed update at the next Board meeting.

## **New Business**

**Maintenance carts** – Dan Watnem has purchased one new cart and would like to purchase another cart. John Karakis made the motion to purchase a new maintenance cart for **\$10,???**. Janet Kaplan seconded the motion. Following discussion on the fact that it is a reconditioned one and battery operated the motion was approved unanimously.

**Review and Approval of Gulfside Firepump** Excelsior received two quotes to replace the fire pump at the gulf side. One quote was for over \$80,000 and Piper Fire quoted \$67,267.50. Janet Kaplan made the motion to approve the purchase of the fire pump system on the gulf side for \$67,267.50 from Piper Fire. Terry Jones seconded the motion. After discussion it was unanimously approved

**Delayed Payments.** We have many late payments from owners going into 2023. We have owners extremely late of 4 quarterly payments and 2 special assessment payments.

**With 5** Janet Kaplan made a motion to send out the letter to the 4 owners who have not paid as a last opportunity with the next step being Excelsior sending the collection to our attorney. The motion was Seconded by Scott Burson. The motion was unanimously passed.

Janet Kaplan made a motion that in accordance with our docs we will now start charging interest 1 ½ % interest per month on late payments along with the \$25 late fee effective April 1<sup>st</sup>, 2023. Terry Jones

seconded the motion. 5 for and 2 against the motion went to a count. Terry Jones, Janet Kaplan, Beverly Murphy, and John Karakus approved the motions. Scott Burson and Bill Traeger opposed. Motion was approved by a 5-2 vote.

## **Owner Questions and Answers**

**Sue Traeger asked about the lights.** The outlets at the front are required to be GFI and might be the cause of the lights going off when water gets in the connection. Need to come up with a better solution for the lighting connection. Dan Watnem is trying to figure how to get the phone lines from cellular to include the elevator and fire system in each building as our 40 yr old telephone lines are beginning to fail. It is \$1700 to install and the equipment per building a mobile cell system. We will move forward with building #1 to test the mobile system.

**Sue Traeger asked about work orders.** Can work orders be done electronically. Yes, but most residents just call in when there is a problem and Dan prefers to hands out the paper copy to the guys each day.

**Next meeting scheduled for February 28, 2023 at 10:00am.**

**Janet Kaplan moved to adjourn the meeting.** Scott Burson seconded the motion. Motion passed unanimously. Meeting adjourned at 12:05pm