



EXCELSIOR

BEACH TO BAY CONDOMINIUMS

BOARD OF DIRECTORS MEETING
Special Assessment Meeting
July 19,2023

MEETING CALLED TO ORDER: 10:04am in Excelsior Community Room by Terry Jones, President

Roll Call: In attendance by conference call were Beverly Murphy, Janet Kaplan, Karen Lavens, Terry Jones, Bill Traeger, Scott Burson and John Karakis. Manager Dan Watnem was in attendance.

Quorum Established with 7 members in attendance.

Confirmation of Posting of Meeting: Manager Dan Watnem confirmed the meeting was properly posted on the premises complying with the 14-day notice requirement.

Reading and Approval of Minutes of April 27, 2023: Janet Kaplan made a motion to waive the reading of the past minutes and accept as written. Bill Traeger seconded the motion. The motion passed 7-0.

COMMITTEE REPORTS

Manager – Dan Watnem – Scott Ferrell has been hired as the new maintenance technician. Florida Elevators is our maintenance company. If an emergency call goes out from the elevators, Kings III will answer with cellular dialers and forward to Florida Elevator. This is a different, more reliable service than we have had in the past. Florida Elevators is bringing all the elevators to pre-maintenance condition starting on elevator 6, with buildings 4,2,1,5,7,and 3 to follow. New inspections will be this fall and then certificates will be posted. Bruce has done a great job of following the irrigation processes. The pool house bathrooms need to be refreshed. The FOB security system has had issues since July 1 and Dehart has tried to troubleshoot numerous times. Today our IT and Dehart are going to try to remedy the situation. Our contract with Sammy says all chairs and umbrellas will be moved May 1- Nov. 1 back to the area designated in the beach permit. Property lines are making it difficult to set up as limited areas. Having discussions with both of our neighbors to work things out. There are trash issues as large items from owners that need to be discarded should be discussed with the office to have the items taken away. Dan will send out an email with numbers to use for items to be

picked up that do not fit in the dumpsters. Ponds- bought tilapia to eat the algae. The larger they get the more they can eat. The north pond pump needs to be replaced. The algae causes the pumps to have problems. Parking enforcement started and since May there have been 186 violations. Compliance has been excellent once warned. Sometimes two or three warnings are necessary. But so far, we haven't had to tow any vehicles.

Finance– Janet Kaplan – Many moving parts and with the special assessment coming up there will be a different outlook. Otherwise, things are much the same. Terry Jones suggested due to the large insurance increase we look at possible raising the quarterly maintenance fee in the first half of the year, to better balance our cash flow. Janet Kaplan said we should consider this before we do the budget for next year.

Landscaping Committee – Jim London – Bruce Ketchum gave the report. Tree trimming resumed in April and May. Additional trimming was done in June. Future prunings are scheduled. Landscaping with Tropical Gardens is in the second year and they are doing a good job. A new pump was installed near the bridge but timing has been a problem and it is being worked on. Pump fountains in front of building 2 and 3 are also being worked on. The wet season has not yet cooperated to help the watering situation and things are very dry. New umbrellas on the bayside were installed. Chairs were sent out for restrapping and will be returned this fall. Quotes for replacing plants and sod have been submitted to Terry and Dan and for the bayside it was about \$40,000. Replacing some of the damaged areas would be \$12,200 for all the planting or just the front and pool area for \$10,400. The mulch quote was \$15,600. Terry asked that all the quotes be sent to the board members so it can be determined what the costs are for and best way to move forward. Terry Jones made a motion to move forward on the fall mulching for \$15,600 with 50% down. Bev Murphy seconded the motion. With all in favor and no one opposed, the motion passed unanimously.

Security/Technology Committee – no report

Real Estate Committee – Scott Burson – REC meeting will immediately follow this meeting.

Building Committee – Terry said our building inspection did occur and within the next month we should have the milestone inspection completed. We need to have certified reserve companies come in 2024 to determine budgeting for the reserves in the future. According to the county, our two pools will need to be shut down at dusk by county ordinance. Dan has a company coming to do the light survey to determine if we can keep pools open before dawn or after dusk or what it will take to bring our lighting level up to the county requirement.

Social Committee - Sue Traeger – two programs have been scheduled: January 18, 2024 is the pool cocktail party and February 27, 2024 is the dance party.

Sue is asking for \$2000 to put on an owner's dinner. Then it would cost the owner's \$30-\$35 a person. That would include dinner and wine. Dinner would be Italian as this is most cost effective. Janet stated that this should be from the rental association meeting not the board as not in association budget. It will be brought up there.

NEW BUSINESS

Insurance Special Assessment – Janet Kaplan – two parts of the assessments: one to meet the insurance shortfall in the budget and two to pay back the reserves and make them whole. **Janet made a motion for the the following assessments due on September 1, 2023. The assessments are: Building 1 - \$1018; Building 2 - \$974; Building 3 - \$974; Building 4 - \$968; Building 5 - \$968; Gulf Building - \$437; Villas - \$760 for a total of \$144,358. Karen Lavens seconded the motion. With all in favor and no one opposed, the motion passed unanimously.**

New Procedure and document for Owners renting outside of Excelsior Real Estate Corp - Terry Jones – there has been a procedure for owners renting through the Excelsior Real Estate Corp. The attorney that we use stated that we need to have an approval system for all rentals as per our documents. This is being done at other condos on Siesta Key. The attorney stated we need to strengthen our processes through our documents. Terry Jones moved to accept the new document for owners renting outside the REC and have Dan post it on the website. It will go into effect September 1, 2023 or when the next tenant is in place. Linda will collect the documents and have a board member review and get back to the owner within 20 days. **Terry Jones made a motion to move forward with the Owners Application Form for External Unit Lease. Beverly Murphy seconded the motion.** The following comments and questions followed. The attorney approved the document. If owners do not agree, the state of Florida allows owners to use their unit but can restrict common areas for theirs and their renter's use. A long discussion followed. **An amended motion to the original motion by Terry Jones to have the liability insurance changed from \$500,000 to \$300,000 in Owners Application for Unit Lease. Janet seconded. With all in favor and no one opposed, the motion passed unanimously.**

Pool House Bathrooms Remodel – Terry Jones – bathrooms do need to be updated. Have only been able get two quotes. Approximately \$20,000 difference between the quotes. So far no other contractors were interested. **Terry made a motion to have Rick Matthias remodel the bathrooms at a cost not to exceed \$39,000 with the**

understanding that cameras are put down the sanitary lines to determine all okay prior to moving forward. Karen Lavens seconded the motion. Motion passed with 4 ayes, 2 nays and 1 abstention. Terry Jones, Janet Kaplan Karen Lavin and John Karacus voted yes. Scott Burson and Bill Traeger voted nay, and Bev Murphy abstained. Denise Blum will supervise the construction with support from Diane Valentino and Judy Wittmus.

Irrigation Pump: Terry Jones made a motion to purchase a VFD pump for \$8107. Janet seconded the motion. With all in favor and no one opposed, the motion passed unanimously.

Terry Jones-Linda asked that if anyone is coming to your unit whether vender or renter or a family member, please let her know or she will not allow them access.

OWNERS QUESTIONS AND ANSWERS

Adjournment: Motion made to adjourn meeting by Janet Kaplan. Seconded by Bev Murphy Meeting was adjourned at 1:04pm

Respectfully submitted
Beverly Murphy – Secretary)