



# EXCELSIOR

BEACH TO BAY CONDOMINIUMS

BOARD OF DIRECTORS  
ASSOCIATION MEETING  
NOVEMBER 17, 2023

**MEETING CALLED TO ORDER:** 1:00pm in Excelsior Community Room by Terry Jones, President.

**Roll Call:** In Attendance: Mike Mazzurco, Bill Traeger and Mike Baum.  
On Zoom: Janet Kaplan, Gail Loy, Jamie Petkunas.  
Manager Dan Watnem was in attendance.  
A quorum was established

**New Business:**

**Credit Card Fees for Association Costs:**

Existing credit card fee of \$50 does not cover the credit card fee with increased assessments. A proposal was made to move from a flat fee of \$50 to a 2.5% processing fee, effective with the first HOA payment due 1<sup>st</sup> quarter 2024. Dan will notify the current owners who use credit cards. **Janet Kaplan made a motion to approve this change, Bill Traeger seconded the motion, all in favor, none opposed, motion passed.**

**Updates:**

**Landscape Committee:** Bruce Ketcham discussed status of general improvements and recommended more smaller projects vs fewer larger projects to spread cost out, estimated costs to improvements will not exceed \$5k, will remain in budget with phased approach for renovations. Bruce will get a hard number for Phase one renovations and take to Dan Watnem for approval. Phase one will be in and around building one and the entrance to the Gulf building.

With dead grass and failure of well pump over the summer, timing of re-sodding is unknown at this time. Due to this dead grass, our landscaping company has offered to conduct a fertilizer test in a small trial area, free of cost. After one month's time,

we can gauge success and determine if we want to move forward with a bigger area.  
Volunteers needed if anyone is interested to be part of the landscape committee.

Terry Jones moved to adjourn the meeting. Mike Baum seconded the motion.  
Meeting adjourned at 1:36pm

Meeting minutes respectfully submitted by Secretary – Jamie Petkunas