



# EXCELSIOR

BEACH TO BAY CONDOMINIUMS

## BOARD OF DIRECTORS ASSOCIATION MEETING

June 27, 2024

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

**Roll Call:** In Attendance in Person: Mike Baum

On Zoom: Terry Jones, Bill Traeger, Janet Kaplan, Mike Mazzurco and Jamie Petkunas  
With 6 of the 7 Board members in attendance A quorum was established.

Manager Dan Watnem was in attendance

Dan Watnem confirmed the 48-hour statutory posing of meeting

**Janet Kaplan made a motion to pass on the reading and to approve the (2-1-2024) meeting minutes. Jamie seconded the motion, with all in favor, none opposed, the motion passed.**

### Old Business:

#### Property:

- Elevator Maintenance: After Suncoast (State Qualified Inspector) did a re-inspection of our elevators, they found 3 deficiencies which to date, Florida Elevator has corrected 2 of the 3 and is in the process of correcting the last one. Building 5 has some scheduled work to be done and then we can get the 3 remaining elevators re-inspected for final certification once that work is completed.
- Building 4 Carport: Karins Engineering has created repair drawings to be submitted to the county for approval, we expect to hear from Sarasota County Engineering Department soon. Once approved, our contractor will get the pillar replaced.
- SIRS: Our Structural Integrity Reserve Study is still in process; updates will be shared as more information is gathered information. Must be completed by the end of 2024.
- Security/Fob System: After much discussion regarding the current FOB system, a decision was made to move forward with a new company (pending multiple quotes). One company, CIA Access, has analyzed the system and identified the issue; we expect to have a solution in the coming days. If we don't have resolution by the end of July, we will consider short term solution of bring back the key system until further resolved

### Finance:

2023 update: Review is 99% done and should be closed out soon. No deficit in 2023, however that does not mean we don't have a cash shortage.

2024 update: YTD through May 31<sup>st</sup> we are at a deficit of \$28k, however we will have a more accurate picture of deficit as we get closer to the end of the year, given up front spend.

### Insurance:

Insurance renewed in April with Citizens. The expiring premium was \$715,804 and our renewal premium was at \$799,672, we came in lower than our projected renewal of ~\$810k. We had cash to pay these premiums from our Q1/Q2 assessments, no need to borrow from reserves.

### Compliance Committee Updates:

No real updates at this time, members of the committee attended a legal telecon in February that confirmed we are on track regarding fining authority and implementation, as required by the State of Florida, will plan a meeting later in season, more to come.

Landscape Committee: Bruce gave a detailed update on the status of general improvements and continued planning for 2024. This presentation can be found on the Excelsior Website under the Owner's Corner.

Bruce requested the Board to approve a request for Mulch Installation (Ramco), budgeted cost of \$15,600. **Terry made a motion to approve \$15,600 to be paid to Ramco for mulch installation, this motion was seconded by Janet, a vote was taken, all in favor, motion passed.**

Bruce requested the Board to approve a request for Woodchip Removal, (Tropical Gardens) SE corner of Building 1, budgeted cost of \$7,070. **Terry made a motion to approve \$7,070 to be paid to Tropical Gardens for Woodchip Removal, this motion was seconded by Jamie, a vote was taken, Mike, Mike and Bill in favor, Janet opposed, motion passed.**

Next Steps: Given we continue to be over budget based on landscaping needs, we will consider a special assessment. Bruce will put together a summary of final numbers with multiple quotes to help inform this special assessment.

### **New Business:**

#### Solar Initiative:

Terry and Dan have attempted to get multiple quotes, but it's been challenging to get companies to follow back up. Prior to moving forward, we will need owners to vote on this given the size and spend (which would likely require getting 3 different quotes). Project is

estimated to cost \$380k with an anticipated government rebate of 40%. However, before we move forward any further, we need to confirm that we do indeed qualify for this credit/rebate. The board decided we will put this project on the back burner given the outstanding questions and challenges at this time. **Next Steps:** Janet will follow up with our accounting firm to confirm eligibility for the rebate.

#### Staffing:

Cheryl continues to help us out part time as needed, working an average of 30 hours a month to support accounting needs.

Orv is working part time vs his original plan to retire, Mark is also part time, while we have Tibo, Shawn and Rick full time. Still looking to identify a lead technician, looking to train Shawn to be in this role based on interest and experience. Payroll expenses are expected to be within budget.

City Wide Cleaners (cleaners for common areas): We will be looking to terminate our contract with them (must give a 30-day notice, likely termination effective August 1<sup>st</sup>). We will utilize our internal staff to clean as they have bandwidth.

#### Check Signing:

**Janet made a motion:** Effective 6/27/2024: the following will be appointed as check signers for all accounts with Regions Bank:

Terry Jones, Janet Kaplan, William Traeger, Mike Baum, Lisa Donatelli and we will add Dan Watnem.

Scott Burluson and Nelly Vazquez are to be removed.

**Terry Jones seconded the motion, a vote was taken with all in favor, motion passed.**

#### House Bill 1021:

State of Florida enacted new laws on condominiums, signed by the governor on June 17<sup>th</sup>, effective July 1<sup>st</sup>. Terry, Janet, Mike B and Dan have been reviewing the 54-page document in detail. Many being repeats in Chapter 718 in the Florida Statutes, many not new to us  
Areas to highlight that will directly affect us:

- Board members are now required to take 4 hours of training and must be certified with 1 hour required training annually after the initial certification, we have until January 2025 to complete this
- Proper Notice of Meetings (which we already do)
- Board members cannot serve more than 8 consecutive years, unless approved by an affirmative vote represented by 2/3rd unit owners or unless there are not enough eligible candidates to fill vacancies on the board
- Electronic voting is something we can consider, but a certified voting vendor is required

- Structural Integrity Reserve Studies and Milestone Inspections Requirements- Clearly defines what is needed moving forward for Condo's in the future. We have already moved forward with the new law prior as this was not new to us.
- Official Records- we need to determine what is considered official record, and look at things like record retention policies to ensure continued compliance, accounting records retention requirements, inspection reports
- Associate Website- already have this, but will confirm what other things must be posted
- Question and Answer document for new buyers
- Overall, we will reconcile to ensure compliance with all requirements, more to come, Dan expects to report back to board regarding compliance by July 1<sup>st</sup>.

Terry Jones moved to adjourn the meeting. Mike Baum seconded the motion. All in favor.

Meeting adjourned at 5:50pm

Meeting minutes respectfully submitted by Secretary – Jamie Petkunas