

Scopello Condominium Assn., Inc.

HOA Board Meeting

November 5, 2018

Attendees:

Raymond Springer, President and Treasurer

Denise Moncur, Secretary

Charles Campbell, Board member

George Skaperdas, Board Member

A quorum was present.

Guests: Amparo Springer, Phyllis and Barry Eagle, Kris Campbell, Pat

Pappas

Andrea Vail (by phone, but reported it was difficult to hear)

Meeting was called to order at 2 pm by Ray Springer. A conference call line was made available to all condo owners, email sent to all owners on October 20, 2018.

Old Business

The minutes from July 2018 were reviewed and approved.

Third Quarter Operating Results

Ray reviewed the third quarter budget and made the following comments.

We continue to operate under budget by approximately \$800 for the quarter and \$2500 year to date. In Q3, we had pick ups from Insurance which offset some of the repair overages. He noted we had hoped for more of a pick up on water/sewer and trash, but we had an unexpected water leakage problem.

New Business

Proposed 2019 Operating Budget for Board approval.

Ray presented the proposed budget for 2019 and discussed the line items that are helping to keep the monthly dues paid by the owners steady over the last several years.

Water Usage

The budget for Sewer, Water and Trash was decreased from \$23,000 in 2017 to \$17,000 in 2018 and is being decreased to \$13,000 for 2019. The 2019 budget is based on Scopello using around 50,000 gallons of potable water per month (1,600 gallons per day), which is considered to be a high estimate.

Ray and Denise are continuing to investigate and manage our potable water usage and high water/sewer bills. As a test for finding water leaks inside, Ray turned off the water mains in all the unoccupied units. (Some were already turned off). Prior thereto, for the first 6 days of the new billing period, we were using 4,250 gallons of water per day. The next 24 days we used 521 gallons per day.

It was discovered that one of the units had a severely leaking toilet flap that was wasting an estimated 2 gallons per minute/ which translated to over \$1,092 extra cost in our last (61 day) billing cycle. We don't know the time period for the leak. What we do know is that since we stopped this leakage, water usage has been less than 30,000 gallons per month.

We are encouraging all owners to replace their toilet flaps yearly and to turn off their water main when they are not on property.

Ray told the Board that we will continue to periodically monitor water usage and research any spikes that happen.

Our annual savings for switching over to reclaimed water is projected to be \$6-8,000 and we expect savings of another \$4- \$6,000 in potable water loss due to leaky toilets by turning off each Unit's water main when away.

Pool/Spa

Conversion to Salt Water is expected to be completed in 4th quarter (or 2019) at a cost of \$1650.

Christy and Rob, our excellent property cleaners, are completing a class in mid-December to become licensed and certified in pool/spa maintenance. They would like to maintain our pool and spa and say they can do a better job than our current guy.

George reports that Bruce, with Aqua Pure, is not consistent with his cleaning/reports/chemical balance. Others also agreed that Bruce needs to be held accountable. George has taken a water sample to Leslie's Pool immediately after Bruce was here, and they reported that the pool/spa chemical levels are not consistent with Bruce's reported amounts. We are not receiving email reports on chemical balance as promised and concerned about the accuracy and timeliness of his work.

A new variable speed pump was installed for the Spa. It is much more effective and is expected pay for itself quickly. It is on a mechanical timer, when we get power outages, the timer needs to be reset to the current time or the spa heater may not kick on. Easy, just reset the timer to the correct time.

Roof

Bob Chordar consulted with Chris Knight from Precision Roofing Solutions who inspected our roof and made the following repairs at a cost of \$2400.

- made repairs to defect in membrane in several areas
- repaired hole in lead pipe
- applied coating around all soil stacks and AC legs
- repaired areas that were worn down to the plywood, used cement and granules
- repairs to a loose seam

Precision notes that we will need a new coating in 5 years. It was agreed that we will have them inspect the roof annually and inform us of any needed repairs.

Pool Lights

There was a discussion about pool lights being on after dusk and later on into the evening. George and Kristen, Gulf/Pool-front unit owners have a different opinion on what time the lights should be turned off. There was a compromise and the lights will be off at 10:30 pm by George when he is here. He agreed to reset the timer back to lights off an hour after dusk before he leaves.

The lights are on a timer, if there is a power outage, the timer will need to be reset so the lights do not come on in the middle of the night and interrupt sleep.

It was discussed that the No pool/spa use after dark rule is the law and needs to be followed.

Foyer

There was a discussion about sand being brought into the building and buying thin commercial mats to place in front of the elevators. Kris had a source where she bought the one by the lobby door and offered to research this option.

2019 Revised Rules and Regulations

Unaccompanied guests occupying a unit are limited to parents, siblings and children of the unit owners. Other unaccompanied guests must comply with the rental rules in The Declaration of Condominium. (Send in form, \$100 fee/orientation of Rules with rental company/60 day minimum rental.)

There was a motion and second and the Revised Rules were unanimously approved.

2019 Projects

**some may be completed in 4th quarter*

- Install 11 yards of high quality mulch in gardens \$600-\$700 (in landscape budget)
- Add 3-5 yards of top soil, delivered and spread for \$20 (in landscape budget)
- Clean and paint 36 garage car stops/parking lines +/- \$1800
- Remove old grass and install up to 10 pallets of St. Augustine \$2000
- Clean and paint the fence gates with PPG break thru paint, like before \$400/both
- Touch up paint on some of the unit railings that have lost paint \$600

- Replace some of the badly rusted sprinkler pipes in the garage \$2000 (SWAG)
- Piano hinge existing door NW corner of garage \$750 (use of contingency dollars)
- Pool saltwater conversion \$1800

As the building ages, more repairs/replacements may be needed, such as replacing the 1.5 ton corridor AC units, they are originals. If one goes, we agreed to replace all 3.

*We have enough reserve budget proposed to replace the corridor AC units if necessary. \$13,500 approximately to replace.

There was a motion and a second to approve the 2019 Budget.

The annual meeting was set for January 5, 2019, poolside, and all residents are invited to attend. An email will be sent out to all unit owners and a package will be mailed to each owner by the accountants.

The meeting was adjourned at 3:30 pm

Submitted by Denise Moncur, Secretary