

January 5, 2019

Scopello Condominium Association Inc.

Annual Meeting

Welcome

Call to Order

The meeting was called to order by President Raymond Springer at 10:09 AM. A conference call line was made available for all unit owners. Unit owners were mailed a Notice of Annual Meeting Agenda, Proxy sheet, return envelope and 2019 Annual Budget. President Raymond Springer emailed all unit owners a Notice of Annual Meeting and a Board of Directors meeting invitation with conference line information.

Quorum

With Proxies and Attendees, twelve of eighteen units were represented, and a quorum was confirmed.

Attendees

406-Amparo and Raymond Springer

403-Denise and Dennis Moncur

404-Andrea Vail

302-Kristen and Charles Campbell

203-Phyllis and Barry Eagle

202-Paula and George Skaperdas

401-William and Sylvia Toth

306-Patricia Pappas (on conference line)

Represented by Proxy

206-Jon Youker

301-Vincent and Lenda Naimoli

303-Barry Silber

304-Mola Chu and Terese Jung

Approval of minutes of previous meeting

A motion was made to accept and approve the 2018 Annual Meeting Minutes and to correct Michael Vail's name where it was incorrectly spelled as Mike "Avila".

Introduction of 2019 Board of Directors

Only five persons submitted their names for the 2019 Board, therefore no election was necessary to fill the five open positions. They are:

Raymond Springer, Unit 406

Denise Moncur, Unit 403

Charles Campbell, Unit 302

George Skaperdas Unit 202

Barry Eagle Unit 203

Officer's Reports/Prior Year End Review

- In 2018 we switched to reclaimed water which cost us approximately \$1200. We expect to realize a savings of approximately \$6,000 annually. This process encouraged the board to focus on water usage/waste totaling another \$4,500 annually.
- All of the pool patio furniture was re-slung at an approximate cost of \$3500
- Spa was refinished/Pool pavers were pressure washed/repared/sanded/sealed \$5,500
- Hurricane damage repairs/weatherize/repaint building \$72,500
- Garage parking stops/stripes were repainted \$1300
- Large grill was disposed of, purchased new smaller one \$1700
- Preventative coating on roof was completed \$2400
- Replaced one of the pumps in the pump room \$1300
- Bill Prout resigned/hired cleaning/maintenance couple Christy and Rob Wheeler and also Aqua Pure Pool representative Bruce Holmes to replace Bill Prout.

2018 Issues

- Rodent infestation after hurricane/resolved. Siderits was hired to maintain additional rat control.
- Very large leak occurred from large pipe between water main and building was fixed promptly.
- Unit owners were leaving their main water on while the unit was unoccupied. Leaky toilets over long period of time were very costly. Owners have been asked to turn off water when their unit is not going to be occupied.

-Citations were sent by Pinellas County for having specific outdoor lights on during Turtle season which is May 1st-Oct 31st. Bulbs were removed to comply and no fines were incurred.

2018 Projected Operating Results

-No legal expenditures in 2018

-Excess operating funds close to \$5000

-We had operating pick- ups to budget in Insurance, Water, Sewer and Trash and maintenance.

2019 Approved Budget

The approved 2019 Budget was included in materials mailed to all owners. The Budget reflects the projected savings in Water, Sewer and Trash as well as the additional savings in Insurance premiums. These savings were redirected to budget increases in building maintenance, landscaping and reserves. No increases in monthly maintenance fees were needed for the new year.

Vote on Rollover of Excess Operating Funds

A motion was put forth and seconded to rollover any 2018 excess funds into 2019. All twelve units voted either in person or by proxy in favor of the proposal.

A motion was made and seconded to terminate the annual meeting at 10:52 pm. All unit owners were invited to stay for the Board of Director's Meeting to follow immediately..

Submitted by Denise Moncur, Secretary

