

July 16, 2018

Scopello Condominium HOA Board Meeting July 16, 2018

- Attendees:

Ray Springer, Treasurer and President

Mary Ann Morgan, Secretary

Denise Moncour (phone)

Charlie Campbell

George Skaperdas (phone)

Discussion:

Meeting was called to order at 2:00 PM by Ray Springer. A conference call was made available to all the condo owners if they desired to be included. Role was not taken for non-board call ins.

Old Business:

Minutes:

The minutes from April were reviewed and approved.

Second Quarter Budget review:

Ray reviewed the second quarter financials and made the following comments: Results were a little better than what was budgeted through the second quarter. We had a few maintenance issues that needed to be addressed. The trash chutes were cleaned with cost of \$500. Several routine maintenance issues completed by Dave Ragozine over the prior 9 months were billed in this quarter for \$2300. A new grill with cover was purchased for \$1700. With the savings from the reclaimed water and trash reductions, our budget is OK. The reclaimed water is saving approximately \$1500 to \$2000 per quarter. We increased our budget for our insurance as we anticipated this would increase with hurricane Irma last year. It did not increase, but actually went down. Insurance has been the biggest contributor to budget increases over the last 6 years.

Water Break:

A 3 inch water pipe broke in late June with significant loss of water. Dave tried to fix it and was unable to do so. A plumber also tried to repair the existing pipe unsuccessfully. Eventually it required a new pipe be installed and this solved the problem. This was \$1250. There is concern that we will be charged for the water by the city of Clearwater. The break occurred on our side of the meter so its technically our problem. Denise is trying to negotiate a reduction (at least the sewer portion) in our bill since this was an unexpected, unusual problem. We have not received a bill from the city yet but based on preliminary readings, we believe this could cost as much as \$1,100.

Hurricane Damage and Painting:

Painting of the building is complete and looks very nice. The gulf front railing posts were drilled and filled with silicone to try to prevent the water problems we had previously. Several areas were also ground and re-stuccoed. The soffits were replaced. There are a few new bubbles above the front door with tiles above it. This will have to be resealed. The total cost was \$72,560. The sidewalks were broken and replaced by the contractors. We have started reserves in our painting budget for the next eight years - approximately \$1200 to \$1300.

Patio Furniture:

The furniture has been restrung and looks very nice. Ray and Amparo touched up some painting chips on tables and chairs.

Flat Roof Coating Proposal:

Over the past 3 or 4 years, several units on the fourth floor have had some leakage problems. Dave has worked to find and stop the leaks and repair the ceilings.

According to many of the Roofers that looked at the flat roof when they were bidding on hurricane repairs, our roof is in good condition but they offered that a sealer would help sustain the life of the roof.. Dave has resealed and addressed the problem areas with no further problems even with heavy rains. Robert Chordar (unit 204) is an architect and has a specialty in roofing. He examined it with Ray and Denise. He did not think it needed any coatings at this time. He did see some areas where maintenance and repair work would be warranted. He identified some flashings at the soil stack and at one of the roof drains that need some attention. He identified the roof as a SBS Modified Bitumer roof that typically comes with a 20 year warranty. Robert and Ray have reached out to the original roofer to get the warranty information and have them inspect and offer a maintenance plan. They have not provided this as yet.

Maintenance of Building:

Bill Prout provided his resignation in April. We now have a pool maintenance company for \$300 a month. We also have a cleaning company for \$800 per month. Everyone thinks this is an improvement.

Pool/Spa:

Resurfacing of the spa is underway and then the pavers will also be addressed. It is anticipated this will be completed over the next week. The paver areas of concern will be leveled, and then a commercial grade sealer will be applied to all the pavers. We need to have dry weather in order to complete this. The cost was \$5610.

Renter policy:

George (unit 202) proposed changing the minimum lease rental from 60 days to 90 days. This was on the agenda that was sent to all unit owners prior to the meeting. Ray indicated it would take a minimum of 14 unit owners to approve the change. Several members of the Board indicated they were contacted by a number of unit owners that they would not approve such a change to the Declaration. It was concluded that there was not enough interest by the unit owners to move forward.

Ray indicated the 60 day rental policy seemed to be working in terms of people that follow the rules and respect the common property of the Condominium. He said that the problem we are experiencing now are people that are identified as unaccompanied guests that stay in a unit at the invitation of the unit owner. He said that this use of the condominium property does not appear to be permitted by section 19.4 Occupancy.

Ray indicated that the Declaration defines an occupant as a unit owner or a valid renter. The Declaration further gives the Board the power to designate others as valid occupants. The Board agreed that "family" should be added to the definition of occupants. Charles Campbell suggested that the definition of a family member follow the definition used by Florida Statute. Everyone agreed. Accordingly, Family is defined as persons related to the unit owner(s) as follows: mother, father, brother, sister, son and daughter. Therefore, no persons other than unit owners, valid renters and Family of unit owners (as defined above) are permitted to occupy any unit in the building. This is not to preclude non-family guests that stay while the owner is present. All others would have to enter into a 60 day lease, complete a Lease application and pay the \$100 application fee. The Association's rental agent would then provide rules orientation and coordinate any violations or information as required as they do for all renters.

New Business:

Toilet Flaps and Dryer Vents:

A discussion took place on the idea that the Association would provide certain services to each unit to ensure that toilet flappers do not fail and cause unusual usage of water, aging washer hoses do not fail and cause catastrophic water damage, or the dryer vent behind the unit's dryer is clogged with lint and causes a fire. These were acknowledged as services that would add to the safety of all units, but it was never decided how the services could be provided. Unlike larger condominiums, we do not have full time

employees that would be trusted to enter each unit and provide the service. Rather, we have to rely on the good judgment of the unit owners to ensure their dryer vents are clear and their water is shut off when they leave the condo for extended periods of time. Accordingly the Board concluded that we could be just as effective if every unit owner would shut off the water (water heater turned off at breaker as well) prior to vacating the unit. Ray indicated that the dryer plenums on the roof will be periodically cleaned and dryer air flow will be tested in a few units on each floor to ensure there is no blockage. This was done by Dave and Ray within the last few months.

Scopello Rules and Regulations:

Since this is home to several unit owners, they request that visitors be provided with a copy of the rules and regulations. They also request that they identify themselves and which units they are in so they will be comfortable with the strangers in the building.

Denise said occasionally kids from the beach will climb over the fence and use the pool. This is a liability concern as well as unacceptable, so it would be helpful to keep us all up to date with visitors. There was also a request that there is no smoking in the pool, common areas, elevators and hallways.

There was general discussion and then the meeting adjourned at 3:30PM.

Respectfully submitted:

Mary Ann Morgan