

Scopello Condominium Association, Inc.

Board of Director's Meeting

October 11, 2019

President Ray Springer called the meeting to order at 2:02 PM.

Roll Call: Present was Ray Springer, Denise Moncur, Barry Eagle, Charles Campbell and George Skaperdas. As such, a quorum was declared, and the meeting proceeded. Guests included Dennis Moncur, Phyllis Eagle and Patricia Pappas.

Proof of Notice: Ray stated that on Wednesday September 25, 2019 he posted a Notice of Meeting on the Foyer Bulletin Board and sent an email to all owners that included the Notice. All concurred with the timing of the Notice.

Reading of last meeting minutes: A reading of the minutes of the prior meeting was offered and waived by the directors.

Report of committees/officers:

Financial

Ray reviewed the 3rd quarter budget and noted we had some costly expenditures this quarter which leaves us \$3700 over budget for the quarter and \$1500 under budget year to date. Ray announced that we should still be able to operate inside our budget for the remainder of the year.

Specific items were: Pool expense was over \$3600, due to adding a new salt system to the pool, extensive pool/spa clean-up after the re-coping project and replacing two pump motors. Landscaping was over \$3,000 due to the first phase of re-landscaping the grounds, cutting the palms and some sprinkler repairs. These overages were partially offset by other under budget items for the quarter and completely offset by under budget items year to date.

Ray presented the 2020 budget in line item detail only noting that the interest income from the reserve account estimated at \$1200 will be added to the contingency fund. Ray indicated that he was proposing a 5% increase in monthly fees to add more budget to repairs and maintenance and contingency for items that will need to be replaced. He elaborated that the pool heat pump and the corridor air conditioners are nearing their useful lives and several of the outside doors will soon be needing replacement. George discussed the deteriorating condition of our pool equipment. Barry discussed a number of additional items including the next phase of landscaping that would be needing additional funding.

Accordingly, there was a proposal to raise HOA monthly fees by 10 % versus 5% in 2020 followed by additional discussion on the line items that needed additional budget. It was generally agreed to put most of the additional funding into the contingency fund so that it would be available for whichever problem arose next. The revised budget was approved unanimously by the Board. A letter will be set out to all unit owners in November or December of this year explaining the increase and the budget will be included in the Annual Meeting mailing.

There was general discussion on our various services providers and it was noted the need to review our elevator service when the contract expires in December 2020. There was no specific dissatisfaction with the providers. Accordingly, the Board unanimously agreed we were doing fine with the building, lawn, pest and pool services for now.

Building

Tom White repairs

The warranty rep from TW, his name was Jeff, had the bubbles scraped off of building and repainted. He has been working diligently to scrape and repaint the red mansard roof and also reset the soffits. There is still one soffit that was lost and needs to be ordered and installed that we need to follow up on.

In a previous meeting, Barry Eagle presented a proposal from Otis Elevator to install an Emergency Return Unit (ERU). The ERU is a battery-operated system that would slowly lower the elevators to the first floor and open the door in the event of a power outage. After working with Otis, we were told that we needed to upgrade some of the electrical components that manage the elevators if we wanted to install the ERU. Ray mentioned that we have \$30,000 in the elevator reserve and we could use some of that money to fund the project. Everyone agreed on the need for the elevators to be updated to address safety concerns, such as getting stuck in the elevator. It was unanimously agreed that the proposal to spend approximately \$18,000 of reserve funds will be included on the ballot for approval at the January 4, 2020 annual meeting of unit owners.

Some of the locks and gates need work. The lock on the SW pool gate continually spins when a key is inserted. Jeff Walkowiak is scheduled to fix and all the paint gates.

George used graphite on the locks and also added rubber straps on the gate leading to the beach as a self closure feature. He also offered to add more rubber straps to gates and door leading to pool from garage.

Ray stated that the NW garage door is rusting out and he would ask Jeff to replace. Ray expects a cost of approximately \$2,000. There are two other outer doors that Jeff will adjust the closers to work properly.

Ray pointed out that we need to deal with the painted elevator frames where they are rusting. You can see the rust when standing inside the cab looking out on the 2nd and 3rd floor (possibly 4th as well) They need attention before they get worse. We might have to have the frames completely painted to look proper.

The walkway project has been completed by Trademark with Quartz Sandstone Epoxy product. While everyone loves the outcome, it was noted that the sprinklers need to be directed away from the sidewalk to prevent water/mud buildup.

Security

George suggested we need cameras to monitor building, lobby and pool area for security and vandalism reasons. We had an incident this quarter where someone poured a bottle of dishwashing soap in the spa causing problems. We also occasionally have outsiders jumping the fence and using the pool. There was discussion about unit owners complaining about any cameras by the pool so George discussed buying fake cameras. Barry agreed to look into it with George and will report at next meeting.

There was a discussion about the call box outside of the lobby needing to be replaced since some of the buttons are sticking and its not reliable. There was discussion about assigning separate codes to delivery people and owners so we know who is coming and going. However, the current system does not track entry or usage.

Landscape

The first phase of the Gaspar project has been completed with digging up old plants and planting 36 feet of silver buttonwoods on the northside, etc. Barry has asked for \$2500 to do additional landscape work on the rest of the property, the Eastside landscape of the building was discussed as was the lobby side. We all agreed both areas needed work and timeline and type of alterations will be determined by landscape committee with input by the BOD.

Pool/Spa

George noted that he has been working with Bruce at Aqua Pure and asking him to be more proactive with pool/spa needs and maintenance. George said there was a clog/ arm broken and/or may be a break in the line in the sand filter causing sand to return back into pool. He asked Bruce to backwash sand filter which has not been done in many years. George also talked with Bruce about the spa, asking him to replace the cartridge filter that had not been replaced in years as well. George noted some sticky valves and some areas that needed attention. He communicated to Bruce that he needs to notice these details and let us know when there is an issue and give us an estimate on repairing.

Bruce/George noted that some of the spa jets (1 on the left and 1 on the right) are not working and they think this was caused by Five Star when they redid the coping. Bruce and George believe the workers got the cement or some material in the jet lines.

Denise called Five Star to explain the issue and ask for help. Andrew, the supervisor said if they did any damage they would repair at no cost. George asked for them to come out between November 5th-19th and will coordinate with them.

New Business

There was discussion about adhering to a 14 day notice of BOD meeting, in case any decision affects unit owners. There was discussion of the need to waive the 14-day notice in case of an emergency situation which would allow 48 hours notice of meeting and a quorum.

There was discussion about a revision to the Declaration of Condominium Section 19.4 and other related sections to restrict permitted unit occupants to one family no matter what form on ownership they have. It was agreed that we need legal counsel in order to proceed with this. Ray will set up a meeting with an HOA attorney.

There was a motion and a second to adjourn the meeting. All agreed and the meeting was adjourned at 4:42 PM.

Submitted by: Denise Moncur

