

**January 4, 2020**

**Scopello Condominium Association Inc. Annual Meeting**

**Welcome**

**Call to Order**

The meeting was called to order by President Raymond Springer at 10:12 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 2020 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 Moncur

402-William and Sylvia Toth

401-Mrs. Pat Rice for Jessica Wilson

302- Kristen and Charles Campbell

303 Gina Kresege and Joe

306-Pat Pappas

203-Phyllis and Barry Eagle

202- George Skaperdas

201- Mary

**Represented by Proxy**

301-Lenda Naimoli

304-Mola Chu and Terese Jung

**Approval of minutes of previous meeting**

**Introduction of 2020 Board of Directors**

Only five persons submitted their names for the 2020 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**

### **Pool**

The chairman of the Pool Committee, George Skaperdas reported that the pool/jacuzzi are original and 15 years old and needs more work. The jacuzzi light is not working and the heater for the pool needs to stay on all night in the winter when owners and renter are here. He suggested dropping down the temperature if no one is here. He noted that the skimmer door was missing. He will work on these items and others.

### **Landscaping**

The chairman of the Landscaping Committee, Barry Eagle reported on the Phase One improvements made in 2019 and the desire to improve the landscaping on our property on Gulf Blvd and other areas for Phase Two.

### **Building**

President Raymond Springer reported many building improvements, including striping the parking spots in garage. He noted the workers used the proper paint but feels like the sealer didn't hold up. He bladder in our expansion tank blew and needed to be replaced.

Other items that need to be done or watched are: Northwest side door needs to be replaced, Lobby Call Box not working properly, corridor floors/carpets are aging and may need replacing/corridor AC units are originals and may need to be replaced with 16 seer units, install battery operated return unit for elevators preventing riders from getting stuck in elevator car. Address moisture/musty smell issues on second and third floor by investigating source of moisture. Investigate and seal/caulk/flash/replace/take down hurricane shutters outside those floors. Have all drywall/baseboard etc. repaired.

### **Prior Year End Review**

Raymond Springer reported that in 2019 we finished up breakeven or higher.

We had continued savings due to reclaimed water and we were +\$300 for water, sewer and trash. Due to the aging building, we had a need for repairs over budget of approx. \$1500

With having \$106,961 in reserves and needing \$145,658, Ray discussed beefing up reserves.

Contingency reserves may be used for the work on the moisture issue on floors two and three and the hurricane shutter issue/drywall, Phase Two Landscape project, pool and spa equipment/repairs and the elevator return unit.

### **2020 Annual Budget**

The approved 2020 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.

A letter was sent to all owners about the 10 percent increase in HOA fees for 2020. Ray reported that we have not had an increase in HOA fees in three years and as the building ages the board feels we need more funds for repairs and reserves.

#### **Vote on Rollover of Excess Operating Funds**

A motion was put forth and seconded to rollover any 2019 excess funds into 2020. All twelve units voted either in person or by proxy in favor of the proposal.

#### **Amend the Declaration**

There was a proposal put forth to amend Section 19.4 of The Declaration of Condominium which currently limits occupancy to a single family who owns or leases a unit individually ( see section 19.4 for complete description.) The proposed amendment would establish that a designated single family member is the only permitted occupant whether the property is owned or leases individually or by a partnership or corporation. After much discussion, William Toth made a motion to table this change in 19.4 until 2021 Annual Meeting. Barry Eagle seconded the motion and all attendees were in favor.

#### **New Business**

There was a healthy and spirited discussion about unit owners/guests/renters not following the Scopello rules. It was suggested that owners reread the rules and relay these rules to their guests and renters. A suggestion was made to call Candidia at Tropical Isles Realty 727-593-0744 if there is a renter not following the rules. If the offender is a guest of the owner, it was suggested to call the owner of the unit and let them know so they can handle it. It was agreed that we will all be more proactive in ensuring that we, our guests and renters follow the rules and have common courtesy. The board will be emailing a copy of the rules as a courtesy.

A question was put forth to the board asking why all unit owners have not been informed about units that are for sale and given "first right of refusal." Ray explained that it was not the duty of the board to send out notices even though the previous board had done so in the past. Denise Moncur read 17.6 Option of the Association of the Declaration of Condominium of Association which clearly states that it is the Association, not the individual unit owners that has the option to purchase or lease the unit upon the same terms and conditions as are offered by the unit owner... (please see Declaration for full description.)

#### **Adjournment**

A motion was made and seconded to terminate the annual meeting at 11:58 am pm. All unit owners were invited to stay for the Board of Director's Meeting to follow immediately.