

Scopello Condominium Association, Inc.

Board of Director's Meeting

February 3, 2020

President Raymond Springer called the meeting to order at 3:01 PM.

Roll Call: Present were Raymond Springer, Denise Moncur, Charles Campbell, Geroqe Skaperdas and Barry Eagle. All board members were present on this telephonic meeting and a quorum was declared.

Proof of Notice Raymond Springer posted a Notice of meeting on the foyer bulletin board on Friday, January 31, 2019

Unfinished Business

1. Rainwater damage

Floors two and three sustained rainwater damage to the window areas near the elevators. The repair requires making a choice between:

A) Repairing the existing shutters/windows/interior elements at a cost of \$3200

OR

B) Remove the existing shutters and windows and replacing with new hurricane rated windows/repairing the internal elements at a cost of \$6200

There was discussion over whether to do the project piecemeal, floors two and three only, or do all three floors. It was agreed upon by the board to do all three floors at the same time since the lift cost is \$500 and a permit is \$250.

Jeff Walkowiak's bid was substantially below the bid of Clear Choice Windows.

2. Association's Cost incurred due to rainwater intrusion to Units 203 and 303

The cost is currently unknown although it appears that Jeff Walkowiak, commercial and residential contractor, will be hired to do the work on both units. The board was comfortable reserving up to \$3,000 for the board's portion of the repairs.

We then discussed whether to pass a special assessment to cover the Association's \$5,000 property insurance deductible for the water intrusion damage. It is believed that each individual unit owner can file a simple loss assessment claim with their insurance carrier and recover their cash outlay. There was concern that not all unit owners have insurance coverage, which initiated an entirely different concern. Ray said that he would research if the Association documents have any requirement for unit owners to carry insurance.

It was motioned and seconded and the Special Assessment was authorized, pending the receipt of final information.

3. Pool Maintenance Contract/Repairs Report from George, Pool Committee Chairman

Aqua Pure/Bruce has made the necessary repairs to the pool to get us in compliance with the Health Department. The costs associated with those repairs is unknown but believed they are under \$3,000. George proposed a vote, which passed, to alleviate Bruce of his duties and hire a new pool company soon.

4. Contingency List

Ray presented a Contingency Funds list of priorities; we discussed them and altered the list to match our priorities. Ray queried everyone as to their thoughts on any additional repairs or projects that may be added to the list. We all agreed that we should follow the order and space out our expenditures over the course of the year to hedge against a large surprise expenditure. Another concern was that we may have to buy new AC units for the corridors as the current ones are originals (Sixteen years old) and aging out. Barry and Denise offered to proactively get quotes now, versus waiting for them to stop working. We all agreed to replace all three if one stops working.

Here is the altered list of potential uses of Contingency funds

1. Pool repairs (completed)
2. Replace control board on garage gate (completed)
3. Water damage to units
4. Fix/replace shutters, windows, walls
5. Replace Northwest garage door
6. Phase Two Landscaping Project
7. Replace call box
8. Exterior Lighting
9. Corridor AC replacements
10. Paint elevator trim
11. Paint Pool Furniture

5. Elevator Return Unit

Ray sent in the 50% down payment and the contract was signed. Lucas Miller is ordering the equipment.

New Business

George received a bid to replace the non- working exterior lighting in the front/beach side of the building. Everyone agreed that the proposal was fair and that we should defer on the expenditure until later in the year when we have collected sufficient contingency and repair funds. There was a question about the lights being an issue during turtle season. George understood the budgetary as well as the lighting concerns. He said he would check the with the company who would be installing the lighting to make sure we would be following the sea turtle regulations.

A motion and a second to end the meeting was put forth and all agreed.

Meeting Adjourned: 4:14 PM

Submitted by: Denise Moncur, Secretary

