

Scopello Condominium Association, Inc.

Annual Meeting of Unit Owners- January 13, 2021

Minutes

Persons in attendance: 7 Units represented: 202-George Skaperdas, 203-Barry Eagle, 302-Charles Campbell, 301-Lenda Naimoli, 306-Pat Pappas, 404-Andrea Vail and 406-Ray Springer. Additionally, Paula Skaperdas, Phyllis Eagle and Kristin Campbell attended the meeting.

Units represented by Proxy: 5 Units consisting of 201,303,304,401,403

The meeting was called to order at 10:03 AM by Ray Springer.

Mr. Springer asked the acting secretary, Charles Campbell, to report if there was a Quorum present. Mr. Campbell indicated 12 units were represented either in person or by Proxy constituting a Quorum.

Thereafter, Mr. Springer, asked for a motion to waive the reading of the minutes of the prior year meeting. A motion was made and seconded and approved by voice vote.

Mr. Springer asked Barry Eagle. Chair of the Landscaping Committee, for his report. Mr. Eagle indicated that he had put on-hold Phase II of the Landscaping project due to his concern about the funds that had to be used to make remediation improvements on the pool equipment. It was explained that Phase II will replace the plantings along the Gulf Boulevard side of the building. Mr. Springer indicated that the \$2,500 that had been set aside for this latest phase were still available and encouraged Mr. Eagle to proceed.

Mr. Eagle then indicated that the City of Indian Rocks Beach had removed plant material along the beach walkway, and he wanted to know if there was interest in asking the City if we could do more. There was a general agreement that more investigation could be undertaken.

Mr. Springer asked the Chair of the Pool Committee for his report. George Skaperdas reviewed the activity of the last few months indicating that we are now in compliance with the Pinellas County Health Department. He mentioned that his last act was to permanently cover the wooden shower floor/platform with a rubber mat to assuage Health Department objection.

Mr. Springer indicated that Mr. Skaperdas is also leading an effort to rehab the exterior lighting around the building that has fallen into disrepair. A vendor has been selected. This project, expected to cost \$2,500, will follow the completion of Phase II of the landscape project. Funds in the Contingency Reserve have been set aside for this project.

Mr. Springer then presented the financial report. He reported that the 2020 financials have not been completed by the Accountants, but he believes the actual operating results will be better than budget by \$1000 to \$2000. He indicated that he had instructed the Accountants to move the \$4,145 invoice for pool remediation from pool expense to Contingency Reserve and accrue known 2020 expenses for maintenance of \$3430.

Mr. Springer then discussed the approved 2021 operating budget. He said the budget was built on a blended combination of the 2020 results and budget modified in the following manner:

- Increased the budget for Water, Sewer and Trash by approximately \$1,000 based on current rates.
- Increased the Insurance budget by approximately \$2,000 based on the policy premiums for the current year. Ray says insurance premiums are notorious for rising and falling. Right now, we appear to be in a period on the rise.
- Reduced the Contingency budget from \$14,900 to \$11,800. He reminded all that last year the Contingency budget was created to catch the kind of expenses that cannot be anticipated as well as be used to supplement Capital Improvements, if necessary.

This approach to the budget maintains the 2021 Unit Owner monthly assessments at the same amount as 2020.

Mr. Springer said that a request was made by the Vails (404) to have a discussion on adding exterior cameras to protect building points of entry and the pool area. There was much discussion and Mr. Skaperdas indicated he thought adding comprehensive camera surveillance would be unacceptably expensive, but he offered the idea of placing fake cameras that he believes could possibly provide the desired deterrence. It was agreed that Andrea Vail would seek proposals for both options and George would do so as well when he returns in a few weeks.

Mr. Springer discussed dryer vent cleaning. He stated that lint-filled dryer vents were a notorious source of fire for multi-unit projects. He is concerned that many units have never cleaned their dryer vent tube clear to the roof. He explained that he was able to clean his vent with an affordable device that spins on a hand drill. It was agreed that it was in the best interest of the Association to have all vent tubes periodically cleaned. The Association would provide the service to all owners in 2021 using Contingency funds. This would involve entering each unit, cleaning the vent tube and then going to the roof and replacing broken vent louvers and cleaning the vent stack housing. It was agreed this should be done every five years thereafter.

There was a question on when the Association was going to repair the missing soffit around the building. Mr. Springer indicated that he expected the repair to begin as soon as today. Barry Eagle stated that the company he had contacted decided to decline bidding due to the complexity. Mr. Springer explained that the height (39 feet from the ground to the soffit) and the inability to get equipment into the pool area where the major damage is located has made sourcing a vendor to perform the repair problematic.

The vote to Rollover Operating Funds was overlooked at the meeting. A subsequent review of the Proxies received include the 5 noted above plus the Proxies received from units 302 and 406 which were also represented in person totaled 7 out of the 12 possible votes. Each of these 7 proxies indicated approval of the Rollover and so the proposal is considered to have passed.