

Scopello Condominium Association, Inc.

Board of Director's Telephonic Meeting

May 18, 2021

Call to order: President Raymond Springer called the meeting to order at 2:05 pm

Roll Call: Present were Raymond Springer, Denise Moncur, Charles Campbell, George Skaperdas and Barry Eagle.

All board members were present on this meeting and a quorum was declared.

Proof of Meeting Notice: Raymond Springer posted a notice of meeting on the foyer bulletin board at approximately 11AM on May 11, 2021.

Reading of last meeting's minutes: The Board of Directors unanimously agreed to waive but requested that an addendum to the previous minutes of March 23, 2021 regarding Security Cameras.

Addendum to Minutes of March 23, 2021

Several residents were concerned about safety since the gates entering or exiting the garage had malfunctioned and stayed open several times for an extended period of time.

Filing for exemption from public pool regulations to become private

Pinellas County informed us that we may not be exempt due to county code CH 66, that supersedes FS 514. The county offered an application to fill out but let us know it would not change anything and we must abide by the rules and regulations for a public pool. A motion was put forth to forgo filing the application which was unanimously accepted.

Maintenance proposal from Bay Area L.L. Enterprises Inc./ Jeff Walkowiac

Jeff sent us a proposal/ contract for maintenance/preventative maintenance work at our building which included two workers, two days per week at the rate of \$2450 per month. Services are for no more than 70 hours a month with up to \$150 in material costs included. As the building ages, several board members favored the idea of an outside company to handle preventative maintenance and fix things that need attention as well as any emergency situations that arise. While some board members were willing to go ahead with this proposal, others said that they thought this was an expensive and inefficient way to proceed with taking care of maintenance items. Suggestions were made that we make a monthly "to do" list and have the list completed and also have Jeff give us his monthly list for our perusal and approval before work was completed. It was also suggested that if the list doesn't take 70 hours, then we would ask that the monthly fee be downwardly modified. A lively discussion continued and while there was no official vote, it was agreed upon that we would move forward with the agreement with the understanding that we would make a collective initial duty list and that we could terminate services if we were not satisfied with the work arrangement. We discussed that we would proceed on a month-to-month basis and if we were unhappy, we would reevaluate and discuss further. Mr. Skaperdas offered to make the initial chore list and other board members could add to it.

Priorities for remainder of the year

Ray had the rusty pipes in garage painted but we need to replace some rusty hangers. Elevator metal pieces need to be sanded and painted. White moulding in lobby needs to be painted. Electric room door lock needs to be replaced/fixed. White pool corral fence needs to be fixed. Rusted gas pipe by spa heater needs to be fixed. Spiral staircase at 201 needs repair as it is pulling away from wall due to rusty screws. Mansard roof is rusting. Dead Grass on North side of building needs to be addressed. Pressure wash walkways on North side.

Other

We discussed the need to have a conversation with our cleaners, Christine and Rob about the need to take the dumpster out 2 times per week no matter how much trash is in the dumpster. Mrs. Moncur offered to speak with her and go over the entire list of job expectations that has been updated.

The Board of Health inspector shut the pool down until we made chlorine our primary sanitation method and our salt system secondary as salt may not be primary. Work was completed.

A discussion over the pool furniture was had, noting the tables are getting more paint chips and some do not feel the loungers are comfortable. Also, some of the umbrellas are starting to wear out. It was suggested that we may want to consider heavy wrought iron type of tables and free-standing umbrella stands in between loungers.

A motion and a second to end the meeting was put forth and all agreed to end the meeting at 3:50 pm.

Submitted by: Denise Moncur, Secretary