

Scopello Condominium Association, Inc.

Board of Directors Meeting

November 15, 2021

Call to Order: President Raymond Springer called the meeting to order at 9:04 am

Roll Call: Present were Raymond Springer, Denise Moncur, Charles Campbell, George Skaperdas and Barry Eagle. Kurt Schneider and Darrell Frazer phoned into the meeting.

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

Proof of Meeting Notice: Raymond Springer posted a meeting notice on November 1, 2021, on the foyer bulletin board.

Reading of Last meeting's minutes: The board unanimously agreed to waive reading of the last meeting's minutes.

2022 Budget

Mr. Springer indicated that he had circulated an early draft of the budget for consideration by the Board and he had received a number of comments and suggestions. Accordingly, the proposed 2022 Budget includes an 8% increase in monthly assessments totaling approximately \$11,000.

The following expense increases are the main contributors to the budget increase:

Insurance	\$6000
Contingency	3000
Corridor reserves	2500

He said that our 2021-2022 insurance premiums rose \$5500 to \$35,860. Our 2021 budget was \$30,277. He said we were able to absorb the increase by directing funds from the contingency budget. In 2022, we are budgeting \$36,577 with the understanding that additional increases could amount to another \$3,000 impact on this year's contingency budget.

Additionally, he said the National Flood program has adopted a new "equity" program that is designed to re-allocate premiums based on new risk criteria which is expected to negatively affect those living on the Gulf. We were advised to budget an 18% increase this year and expect more in the future.

As a result, it was decided to add \$3000 to the contingency fund to absorb any additional premiums that might arise at our next renewal.

Ray noted that the corridor reserve funds would be totally absorbed by the expense of new air conditioners and recommended adding additional funds to repaint the walls and re-carpet the floors in the next few years.

After significant discussion, the Board unanimously agreed to the proposed budget and authorized Mr. Springer to forward to our Accounting Firm for inclusion in next year's accounting statements.

Sunrise Disaster/any actions needed

The Board discussed the Highrise Condo incident in South Florida and the increase in insurance rates throughout Florida. It was noted that we could increase our exterior waterproofing as our neighbors to the South are doing and Mr. Skaperdas has the name of the contractors doing their work for our future reference.

Security Measures

Mr. Skaperdas reported the desire for another camera pointed toward the pool gate on the beach access parking. Several months ago, three young local boys entered and poured dishwashing detergent into the jacuzzi as a prank. He has agreed to add an Arlo camera to his outside unit at no cost and monitor for suspicious activity. We also discussed placing some motion activated security lighting on that side of the building as an extra measure since it is a public parking/beach entrance area. Mr. Skaperdas also requested access to monitor the hardwired cameras from his phone/laptop. Mr. Springer agreed to research the cost and or set up of that option.

Maintenance Priorities for remainder of 2021

Some portions of gas pipes are corroding and rusting coming up from the ground to the meter and also the pipes leading into the spa heater. Mrs. Moncur has offered to call Clearwater Gas Company company to have them repair their portion and find a certified gas plumber to fix the pipes we are responsible for.

The new landscape lights in front of the building are not working and may have been cut. Mr. Skaperdas is going to contact the vendor for a repair.

We all agreed we need to look for a new maintenance person for 2022 since our current one, Jeff isn't working out.

Board Changes for 2021

Mr. Springer said he would like to end his service on the Board after 11 years and is stepping down as is Mr. Campbell. Mr. Geraghty and Mr. Schneider are sending in their elections to serve on the board so there will not be any openings and an election is not needed.

Pool/Spa

Mr. Skaperdas reported ongoing issues with the spa motor burning out and possible wrong size impellor. He is going to go through all the service records and investigate the vendor that may have installed these items so he can come to a resolution. He also noted a leak by the heater. He also purchased new umbrellas for the pool area. He will also be getting a quote on filling in the white PVC pool enclosure equipment to reduce noise and protect the equipment.

Other:

Windows

We discussed the desire for continuity in turtle tint colors when unit owners are replacing their existing windows and sliders. There are several Pinellas County approved tint colors ranging from practically clear to a bronze and a blue/ green tint. Several have been replaced with differing colors and they do

not match. The association replaced their windows with a barely visible tint as did two other unit owners, while one unit has a greenish tint. Mr. Skaperdas suggested that moving forward we would want the unit owners to choose the barely visible tint and not greenish tint to match the association windows.

It was discussed that some units have shutter and others don't, so total continuity isn't entirely possible, but we want to alert the owners to the exterior aesthetics we are striving for.

Trash

We are finding that workers on property tend to throw away construction debris in our dumpster which causes it to overflow. We discussed sending an email to owners about alerting their workers to haul off their construction/remodeling debris and to keep the corridors free of construction mess.

A motion and a second was put forth to end the meeting and all agreed. Meeting adjourned at 10:14 am

Submitted by Denise Moncur, Secretary