

Minutes
Scopello Annual Board Meeting
January 14, 2023

In attendance:

BOD of Directors : Bill McPherson- President, Joseph Geraghty - Treasurer, Barry Eagle – Secretary , Kurt Schneider, George Skaperdas

Owners: Mary Salvatore (201), Phyllis Eagle (203), Revathi Mohan (205), Perumal Mohan (205), Lenda Naimoli (301), Harry C and Kristin E Campbell 302), Regina Geraghty (303), John Fixl (304), Janet Fixl (304) Patricia Papas (306), Sylvia Toth (401), Bill Toth (401), Darrel Frazer via Zoom (402), Kenneth Culver (403), Diana Culver (403), Andrea G Vail (404), Raymond Springer (406), Maria Springer (406)

Meeting was called to order at 10:01 AM

Attendees established that a quorum was present

Minutes of the previous meeting were approved

Board was introduced to owners in attendance.

Reports were made by Board Members on their areas of responsibility.

Barry Eagle reported on the needed landscaping activities on each side of the property. A copy will be provided to owners for their input as the board looks to prioritize them based upon the available budget for 2023.

Bill McPherson presented a recap of building repairs including soffits, pool and spa, the BBQ grill and the projects that our new handyman Edwin has completed.

BUSINESS ITEMS

Joe Geraghty reviewed the prior year and 2023 annual budget. He focused on the 85% of the budget that is operating expense, 40% of which is insurance. The budget had been \$150,000.00 and projected \$170,000.00. He outlined the major areas of expenditures for 2022 which included a new gas line for the pool and grill, emergency lighting and safety upgrades, soffits and highlighted the increase in insurance costs and pool overage. These did not take into account the pool furniture replacement that was handled via an assessment. He also reviewed the highlights of the 2023 budget that were detailed in our previous meetings.

A motion was made by George Skaperdas to rollover operating funds and seconded by Pat Pappas with unanimous approval.

NEW BUSINESS

Bill McPherson again reviewed the structural integrity reserve study necessitated by the Surfside collapse and subsequent Florida laws. He reiterated the board will be attempting to have this study made early in 2023 so we can be prepared for any reserve increases required. The BOD hopes the inspection will not be intrusive since our building construction and status seems sound. The only possible area of concern is our roof reserve which is presently too low.

Bill McPherson reminded all owners to review our condominium rules and to make certain any renters and all visitors are aware of and follow those rules. These include but are not limited to unaccompanied minors in the spa and pool and the removal of sand prior to entering the building, trash hours, and jumping into the pool from the dolphin enclosure is dangerous and impacts our liability. Bill also mentioned in response to a question raised that the peeling paint is an issue that will be difficult to overcome. This is in part due to the fact the material is unavailable in our color and painting it requires a special and costly procedure. If no water intrusion is occurring, it will continue to be worked on but may not be addressed in the near future. He also mentioned that because our pool area is designated as a commercial pool by law we are required to maintain pool lights all night. It is a liability and safety issue.

George Skaperdas mentioned the issues with our grill not maintaining temperature. We will look at the potential of repairing as it is under warranty as well as check the appropriate gas flow to all burners.

Bill McPherson outlined the importance for the BOD to have keys to ALL units for emergency entry particularly in the event of fire or water emergencies. The BOD will be checking to verify the keys in the lock box provide access to all units and will work with the owners to not be intrusive. If you believe your key may not be up to date please make an additional copy in case one is requested by the BOD.

Bill McPherson then opened to the meeting for questions from the floor. Janet Fixl asked about the option of having a keypad for pool access from the beach and was advised we attempted to do so when we changed the lock from the pool area to the garage. The beach gate did not allow for a keypad type system. If one is found we will make the change.

A motion to adjourn was made Bill Toth and seconded by Phyllis Eagle at 11:07 AM.