

The Castle Council, Inc.
Board of Directors Meeting
Monday, July 10th, 2017 at 6:30 p.m.

1. Meeting called to order at 6:30 p.m.

5 Board Members present, Karen Thompson, Kimberly Ekholm and Mary Lou Rivera present in person, Don Arnold and Jon Snyder by phone. Quorum Established. Giancarlo Gonzalez, LCAM, representing Ameri-Tech Community Management. Meeting Minutes being transcribed by Nikki Rushka, Staff Accountant, Ameri-Tech Community Management.

2. Jon Motioned to waive the reading of the Minutes from the February 20th, 2017 Meeting and be accepted as written, Karen 2nd. All in Favor. The Minutes will be resented to all BOD.

3. **Reports presented from Officers:**

- **Treasurer's Report:** Jon gave the state of the financials as of May 31st, 2017. Reserves are being fully funding and the financials are in good order.
- **Secretaries Report:** Don had nothing to report at the time of the Meeting.
- **Boat Dock Committee Report:** No report at the time of the Meeting. Ken Anderson is getting another Meeting together soon.

4. **Old Business:**

- Karen reported that the Palms have been trimmed. Tom has cleaned out the beds removing old/dead plants and leaves and new ones have been planted.

5. **New Business:**

- a. **Concrete Work:** The concrete walkways and railing were discussed in detail. Giancarlo has received 2 bids to replace the railings and redo the cracking concrete and is expecting a 3rd bid soon.

The paint on the walkways is chipping due to it being applied over old paint from prior years. It is not the newer paint that is actually causing problems but the older layers underneath. Sandblasting the walkways and starting fresh is the only way to really fix the problem. The cracking concrete on the walkways and around the railings is a safety issue that needs to be addressed. All of this was discussed in detail with the

Members present. G to get Bids to redo all the walkways completely also for comparison. The cost may involve a Special Assessment to have all of the floors done. This will be discussed at a later Meeting after all bids are in. The scope of the work would be all walkways, in front of the elevators and laundry room floors as well. The new Contract should save the Association about \$200 a Month.

There was discussion as to some of the metal lips in the stairwells that are raised that could be a trip hazard. G had Chuck fix one that was reported and will have him look at all of them to make sure there is not any issues.

- b. **Elevators:** Classic Elevators is under Contract until the end of November. The new Vendor, Oracle Elevator, is ordering the parts already to get the Elevators fixed. The Elevators will be done one at a time and will down for approximately 6 weeks a piece.

There were concerns from some Members about the appearance of the Elevators. This will be addressed at later time as the safety of the Elevators is paramount. The Maintenance people mop the elevators and wipe the walls down at least twice a week, G to make sure this is being done. It was asked that there be attention to the base boards and corners of the elevators as well. G will address.

There was also concern voiced about the Lockers doors and having the area Power Washed. The doors themselves are the Owner's responsibility to maintain. Karen asked G to look into having the area cleaned up.

- c. **Office Keys:** Karen stated that the Rules and Regulations state that a key to every Unit must be given to the Office so that Chuck can spray for bugs or if there is an emergency while someone is not on property. Currently there are 12 keys that are outdated and or none at all from some Owner's. She also stated that there are several bikes that are not registered or have paid their 2017 dues. If not paid in a timely manner the bikes will be removed. Karen asked that G send a reminder letter about Unit upkeep and the things stated above to all Owner's so that people have time to take care of.

6. **Questions/Comments from Unit Owners:**

- d. There was lengthy discussion as to the state of the Washer's and Dryer's again. People asked if they could donate them for their floors etcetera, G to have the Attorney give their opinion as to this matter so it is clear to all.

The safety issues are the main concern at this time, the plumbing, the elevators and the walkways are all becoming safety issues.

- e. There were questions as to what actual drains and pipes were an issue. Karen explained that the Stacks for the Sewer drains are deteriorating and thus the Vendor that will be fixing will be explaining the process after the Meeting.
- f. There were questions about replacing the hinges on the doors to the Stairwells being replaced because some are rusting and the doors slam, also asked that weather stripping be installed to keep some of the dirt out of the stairwells.

Karen asked for a Motion to adjourn the Meeting at 7:09. Jon 2nd. All in Favor.

***There was a presentation from a Vendor about a process that can be used to redo the Sewer piping to the Members that were present. The Company is SPT and they use a sleeve lining in the old cast iron pipes so the walls and floors do not have to be torn out. The lining material is guaranteed for 25 years and the workmanship for 10. He explained the process to all of those present, this will save a lot of time and money for the Association.