

The Castle Council, Inc.
Board of Directors Meeting
Monday, October 16th, 10th, 2017 at 6:30 p.m.

1. Meeting called to order at 6:31 p.m.

3 Board Members present, Karen Thompson, Jon Snyder and Mary Lou Rivera present in person. Kimberly Ekholm, Don Arnold 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. Karen Motioned to waive the reading of the Minutes from the July 10th, 2017 Meeting and be accepted as written after change made that was requested by Kim. Jon 2nd. All in Favor.

3. **Reports presented from Officers:**

- **Treasurer's Report:** Jon gave the state of the financials as of September 30th, 2017 by reading the Balance Sheet. 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:** Ken Anderson was not in attendance, so the report was read by Bob Slepka. There are several repairs that will be made and there are plenty of funds to do so. The report is attached to these Minutes.

4. **Old Business:**

- Oracle Electrical/Fire did an inspection of the fire alarm and electrical system for the elevators. The cost to repair the whole system will be \$11300 to upgrade the system.
- There (3) Bids turned in for the repair of the walkways and railings. The 3rd company that submitted has since dissolved so there are only 2 bids that will be considered.
 - a. **F'Deluca Construction:** \$63K uplift all paint, fill all cracks, repair railings and failing concrete. G will be getting copies of the warranty for the materials and workmanship.
 - b. **Gulf Coast Striping:** \$64K same scope of work was quoted.

The bids did not include the Laundry Rooms. There would be an extra charge of \$1250 for each Room to paint and strip and redo. \$450 for the painting only.

An owner present asked if the areas would be pressure washed? G explained that all areas on the walkways will be sandblasted and power washed, before starting the painting all of the areas will be dry and sound.

5. New Business:

- **Hurricane:** Irma damage was minimal as to what was predicted. The storm only being a Cat 1 was a blessing. There were several shrubs lost as well as the rubber tree by the pool that were pulled out or damaged, but Tom Burger did a great job of cleaning up and the plants will be replaced. There were some tiles that came loose on the Roof and there is a metal edging piece that is also hanging. The roofers have been called and will be out to fix, all roofers, tree guys are extremely backed due to the Hurricane. There were many questions about the windows and water getting into the units from the windows from the heavy rain and winds.
- **New Board Members:** Karen asked that everyone look at the packets that were sent out and reiterated that new Board Members are going to be needed as some current members will not be returning. She also stated that the new budget will reflect about a 1\$10-\$12 increase in fees for 2018.
- **New Budget:** It has been several years since this is happened and the cable, garbage, landscaping among other things have gone up in price.
- **Christmas Party:** Karen asked everyone to start thinking ahead about a Holiday party. She asked for volunteers, there was interest among the members present.

6. Questions/Comments from Unit Owner's:

- Mr. Rivera had questions about being turned down for a loan due to 80/20 on the building insurance and was worried that the building was not insured for enough. This is not true, the 80/20 rule held by Lender's refers to how many rentals vs owner occupied units there are. Some banks will not lend in Condo if there is more than 20% Rentals.
- He also had a great idea of forming some kind of Teams on each floor for fire safety and getting everyone on a floor to a safe meeting place and keeping track and warning our neighbors. This was through to be a great idea by all present. This will be worked on for future fire drills so if the real thing happens, god forbid, everyone will be ready.
- Wayne Flott donated a smoker to the community. It will be stored in the storage room.

- Marlane brought up some areas that need to be cleaned, especially the fence by the RV parking. Karen to let the Maintenance personal know G as well will take a walk through for any areas that are in need of attention. There were also new grill utensils donated.
- The issue with the washers and dryers was also brought up again. This will be discussed in a later meeting and G will get with the current company to get on the machines that are not working properly.

Karen asked for a Motion to adjourn the Meeting at 7:16. Kim 2nd. All in Favor.