

Castle Council, Inc.
Board Meeting
June 21, 2010
Minutes

Attendees:

Bruce Kelm, President
Robert Hubbard, Vice President
Linda Meyran, Treasurer
Marlane Christy, Secretary
Mark Bochenski, Director
Russell Cloetingh, Director (via telephone)
Gary Moore, Ameri-Tech Property Manager

1. Meeting was called to order by Bruce at 6:00 p.m. Quorum was established.
2. Linda made a motion to approve and waive the reading of the March 15, 2010 minutes. Marlane seconded, motion passed unanimously.
3. President's Report
 - Roof will be inspected as it's been five years since new roof was put on.
 - Most of new fence has been installed in RV area; remainder to be installed around cleaning station. Residents using area, please be careful when backing up vehicles.
 - All were in favor of displaying POW flag under the American flag.
 - Starting July 1, towing regulations will be reinforced. Commercial vehicles are to park in All State lot.
 - Bank foreclosure proceedings have been started on two condos; will monitor them closely.
4. Treasurer's Report
 - Linda gave the Treasurer's report - financially the association is in good shape. The reserves are all 100% funded.
5. Manager's Report
 - Vendor contacted Gary regarding the association's roof and cell towers. Since they wanted to control who they rent to, instead of the association having control, we will not do business with them.
 - This time of year mortgage companies request insurance information. All Lines Insurance is the association's insurance carrier; Kelley Venable is the contact person.
 - An engineer inspected elevator room floor which is settling causing one pump to tip and cause cracks on walls. Evaluation from engineer indicated they will need to bore holes in concrete slab for inspection, run tests, costing \$1,200.00. If not taken care of, will affect the hydraulic elevator. Bruce made a motion to have the elevator room looked into by engineer, motion passed unanimously.
 - Delinquent Report – Good news, everyone's current.
 - Bruce motioned to renew Lo Mar Plumbing contract (\$1,150.00) for waste pipe in kitchen and AC drain pipes. Motion passed unanimously.
6. Maintenance Committee Report – After discussion it was agreed that Mark will remove one of two tables near grill area. Flag stone for two walkways was tabled until board looks at area.
7. Old Business
 - Painting of the Building. Colors have been chosen; painting to start in August and will take about 60-90 days depending on weather. In addition to the building, the sea wall, knee wall, sign, gazebo, shuffleboard court and benches by the shuffleboard will be painted. All windows to be caulked.
 - Replacing or repairing of screens – Gary reported most unit owners are in compliance now, except for a few out-of-towners that will take care of when back in town. After painting of building, it was recommended cleaning exterior with low pressure water every three years.

8. New Business

- New Condominium Legislation – Gary handed out copies of condominium-related items from Florida Statute 718 which takes effect July 1, 2010. Some of the items were discussed
- Air conditioning grates – Gary stated the legal opinion is anything outside owner's door is the association's property and controlled by the Board of Directors. After much discussion, Bob made a motion to personally adjust the AC vents properly up and down, not straight out. Linda seconded the motion, passed unanimously.
- Walkway coverings & bids – Bruce received four bids all with different square footage; tabled until more information is obtained. Bruce to follow up in 90 days.
- Upgrading lobby cameras – Bruce motioned to replace three security cameras with ones with better visibility, as discussed. Bob seconded, motion passed unanimously.
- Boat dock box – No response to request for bids on dock box. Bruce to follow up.

9. Open Forum

- Nancy Brown and Judy Baker signed up to speak. Discussion included AC grates and general enforcement of regulations. The Board explained that they have a fiduciary responsibility to represent all the people, enforce rules & regulations in order to protect residents' investment which helps keep property values up. When residents note infractions of rules and regulations, they should notify the Board.

At 7:31 p.m. Bruce motioned to adjourn the meeting. Bob seconded, motion carried unanimously.

Minutes submitted by:

Ruth Schein
Ameri-Tech Property Management