

THE CASTLE COUNCIL BOARD OF DIRECTORS ORGANIZATIONAL MEETING MINUTES DECEMBER 3, 2018

CALL TO ORDER

The Organizational Meeting of the Board of Directors was call to order at 6:48 P.M. on December 3, 2018 in The Castle Council Lobby area by Kimberly Ekholm, President/Chairman and Catalina Martinez recorded the minutes. A quorum of directors was present and the meeting, having been duly convened, was ready to proceed with business.

ROLL CALL

Kimberly, President/Chairman conducted a roll call. The following persons were present:

- Kimberly Ekholm - President/Chairman
- Erik Boland – LCAM (Property Manager)
- Jon Snyder - Vice President (Via Telephone)
- Dennis Prisby – Secretary (Via Telephone)
- Gerald Doty - Treasure
- Veronica Cloetingh - Director at large

Erik Boland, LCAM Property Manager for Castle Counsel who was also present at the meeting.

APPOINT CHAIRPERSON OF THE MEETING

Kimberly Ekholm will remain appointed as the President of the Board.

APPOINT OFFICER POSITIONS

All the Board of Directors that are currently on the Board will remain on their appointed position as follows;

- Kimberly Ekholm - President/Chairman
- Erik Boland – LCAM (Property Manager)
- Jon Snyder - Vice President (Via Telephone)
- Dennis Prisby – Secretary (Via Telephone)
- Gerald Doty - Treasure
- Veronica Cloetingh - Director at large

OLD BUSINESS/ACCOMPLISHMENTS

- a) The following information was given by Kimberly, President/Chairman and will be also available to owners;
- Washing Machines adjusted to large loads;
 - Pool Power washed and painted;
 - Cleaning Company Hired;
 - Pool bathrooms steam cleaned;
 - Pool Company Hired;
 - Fence in Overflow lot fixed;
 - Shuffle Board Bench's repaired and painted;
 - Ceiling Tiles in the lobby replaced- roof and drainage repaired causing leaking;
 - White fence in RV lot cleaned;
 - White fence by pool repaired and painted;
 - Plumbing leaks and issues addressed and repaired – numerous;
 - Elevators completely redone and brought up to code;
 - Flashing on roof repaired and replaced;
 - Ceiling Tiles in the lobby replaced- roof and drainage repaired causing leaking;
 - Cement by gazebo ground down and caulked as needed;
 - New signs made, and some replaced;
 - Walkways on floors repaired and painted;
 - Dead trees removed and replaced;
 - Fire Boxes replaced;
 - Dock walkway power washed;
 - Common dock ramp repaired and stained;
 - All docks repaired, power washed and stained;
 - Gazebo washed and stained;
 - Pressure Wash car port areas and breezeway;
 - AC replacement in lobby;
 - Steps in building repaired and painted;
 - New Email Blast to owners;
 - Ash Trays on floors replaced;
 - Palms hurricane trimmed;
 - Pools lights repaired;
 - Added lights to the overflow lot.

NEW BUSINESS

- a) Spreadsheet has been created by Kimberly, President/Chairman to keep owners updated with new projects and current;
- Repairs for the Gazebo;
 - Paint the whole Gazebo and the flooring on the Gazebo;
 - Storage hallway/ Paint the two breezeways;
 - Paint the Pool Deck;

- Additional quotes are being discussed for the cameras;
- Call Box installed. Installment will be on Wednesday;
- Ceiling tiles in laundry room will be replaced as soon as possible;
- The wall behind the hedges will be painted;
- The Fence, Pool Chair, Lobby Doors will be power washed;
- The kick plates from the doors will be replaced and or repaired;
- Mulch on the Flower beds;
- Fix the gate by the driveway;
- We have a job description for Steve (Maintenance);
- Metal gate at the swimming pool needs to be replaced;
- Parking lot seal coat;
- Sign-up sheets will be formalized for those who would like to be put on the email.

ANNOUNCEMENTS

Kimberly, President/Chairman stated, a copy of Accomplishments will be given to each owner.

OPEN DISCUSSION

- b) Open discussion from residents/unit owners;
- More lighting on the Docks;
 - Front door of each unit needs to be repainted;
 - Per Fire Committee, need more Alarms;
 - Have Steve program the Elevators to drop back down to the 1st floor;
 - Library needs more book shelves;
 - Pool door needs to be sand blast;
 - Pool Man does come 3x per week – some owners thought 2;
 - Unit Owners need to clean screen doors, windows and grates;
 - Put up a sign on door at the laundry room to “close door after use”;
 - Research hot tubs;
 - Attend hearing for New Lever Rocks.

ADJOURNMENT

There being no further business to come before the meeting, Veronica Cloetingh adjourned the meeting at 7:20 P.M. Gerald Doty **SECONDED**.

Respectfully submitted by,

Catalina Martinez, Recording Secretary
Minutes submitted by: Catalina Martinez

Minutes approved by: _____