

Sea Castle Council Board Meeting
April 19, 2022

6:35

Meeting called to order, quorum met. Anita, Jon, Ken and Jody present. Meeting was posted on the internet and on a message board. Reading of old minutes waived.

Old business

Insurance adjuster was able to negotiate a \$20,000-\$30,000 settlement for the damage caused to the building from the 711 flood. Will update on final number

Sprint still awaiting permits for equipment removal from the roof.

Munyan has begun repair on walkways. Pasco county requires an engineer on site during repairs.

New garbage roll up doors on order

Bike room roller door repaired

New business

Estimate from Munyan for walkway repair in front of elevator doors was \$31,000. Unanimous vote to not pursue. Estimate to repair scaling and holes \$7800. Anita motioned to go ahead with this repair, Jody second, voted unanimous yes to repair.

Crack in knee wall repair estimate \$20,000. Tree roots cut to prevent further damage. Shawn is able to reinforce the wall and repair it. Jon motioned for Shawn to begin repair, Ken seconded, voted unanimously yes to go forward with Shawn.

Garage floors. Not included in the paint contract, and not in budget. Suggested asking owners to pay independently. Andrew sent a letter to the owners.

Cameras. Glotta Enterprise came in to repair and evaluate the system. Current software and system is outdated and parts not upgradable or repairable. Will be able to use old cameras along with new ones in the updated system. Ken to request a quote for the new system.

7:30

Total paint and repair estimates for the building approached \$200,000, with \$170-180,000 in paint reserve, with balance available in June from budget reserves.

Flood insurance rule changes resulted in a \$30,000 savings, with that money now transferred to reserves.

There has been an owner request to allow golf carts in the RV lot. Motion to allow Jody, Anita seconded, unanimous yes vote.

Bike room is full. Suggested to limit the number of bikes allowed per owner. By laws need to change to allow owners to store in units. Will revisit the next meeting.

There have been complaints of owners having numerous weekly "guests" while the owner is not present. Letter to be sent to all owners of the bylaws rules on guests and registration of those guests. Unregistered guests will be asked to leave the premises. Andrew to check on contract with the police to address these matters.

Allowing boat dock owners to install lifts. Jon motioned to approve, Ken seconded, unanimous yes vote to allow.

8:00 Jon motioned to adjourn, Ken seconded, unanimous to end meeting

