

CASTLE COUNCIL

BUDGET MEETING DECEMBER 5, 2022

6:40 CALL TO ORDER

ROLL CALL

Anita Reich president

Jon Snyder VP

Jody Pavlak secretary

Christine Mailloux treasurer

Ken Anderson director

Quorum met

Vote of proxy and those in attendance.

Vote to roll over funds 39 yes, 1 no

Vote to waive audit 19 yes 21 no, Audit to be scheduled.

BANK ACCOUNT STATUS ON 12-05-2022

Operating Funds \$111,115.67 Reserves Funds \$367,274.96

BOARD APPROVAL OF 2023 ANNUAL BUDGET

Budget approved unanimously

6:55 Meeting adjourned

ANNUAL MEETING

7:00 CALL TO ORDER

Quorum of Board met

Quorum of owners in person and by proxy, not met (42/54 received)

Appointment/Election of new board will take place when members quorum met, the lack of response will cost the association roughly \$1000 for a new mailing.

The meeting will be reconvened within 90 days for proxies to be valid.

Meeting recessed at 7.04 p.m.

Board of Directors Meeting

7.05 Call to order

Roll Call

Anita Reich President

Jon Snyder Vice President

Jody Pavlak Secretary

Christine Mailloux Treasurer

Ken Anderson Director

Quorum met.

REPORTS AND GENERAL NEWS

Treasury Report

2021 special assessment funds still \$44k available for the painting

Dock committee report

Owners to check on possible insurance policy for docks, Rotten and warped boards being replaced, general repairs on the docks ongoing.

General Maintenance (over last month)

Four blockages and backups unclogged, **please do not dispose of plastic items, grease, coffee grinds, hygienic products, cooking oil or wipes down your sinks, toilets, and drains.**

Shell Plumbing preformed biannual snaking and jetting of 13 stacks

6th floor passenger elevator button got wet during hurricane Nicole and shorted out. The button has been replaced

State of Florida required anti entrapment safety vacuum release in pool room

Motor and bladder replaced on potable water system

Repair of knee wall ongoing

Leaks in irrigation system repaired

Welcome new owners

Unit 609 Jonathan Hengst

Unit 601 Helen Rydzik

Unit 504 Jeff & Deborah Thornton

Unit 301 Arthur, David & Meggin Costa

Unit 814 Dave Petrik & Cheryl Puterbaugh.

Fundraising and donations acknowledged

A big thankyou to the following people for donations.

Jason Sharpless & Debra Durall for a Kamodo charcoal grill and smoker.

Cheryl Puterbaugh, Anita Reich, Karen Anderson, Sue Smiley and Jody Pavlak for holiday decorations.

Sue Stacey for taking time to sell our old and donated furniture and accessories adding \$253.00 to our operating funds.

OLD BUSINESS

3rd floor reconstruction – Stan Kokotka gave an engineer’s insight; his opinion was very positive of our Engineering firm and contractors repair plan.

Exterior paint, negotiated addendum price from \$154,304 to \$137,209. Total increase \$16,825 which equates to \$1.93 increase per month per unit. Contract is now signed.

Roof replacement, Ken gave report of roof types and what best meets our need. The board is continuing to evaluate our options and vendor choices.

Sprint equipment removal from roof to be rescheduled due to hurricane Ian

We are looking into grinding and leveling walkways outside elevators using volunteers (thank you to Gary McFeron, Andrew Kruszka, Mike Brown, Chris Buxton, Dave Webster, Franko Triscritti and Anita Reich for volunteering their time for this project). Projected cost is \$3,000 vs \$80,000 quoted by outside contractors.

NEW BUSINESS

Explore using Karins Engineering for project management

Signup sheets for the following committees will be posted

Decorating

Social events

Grounds and Maintenance

Parking rules and regs

Compliance committee

7:30 MEETING ADJOURNED