

# THE CASTLE COUNCIL BOARD OF DIRECTORS MEETING MINUTES

June 20,2023

## Call to order

The regular meeting of the Board of Directors was called to order at 6:30 P.M. on June 20,2023 in the Castle Council Meeting area by Anita Reich, President/Chairperson and Jody Pavlak, Secretary recorded the minutes. A quorum of directors was present and the meeting, having been duly convened, was ready to proceed with business.

## Roll call

Anita, President/Chairman conducted a roll call. The following people were present.

- Anita Reich – President
- Jon Snyder - Vice President (via Zoom)
- Jody Pavlak – Secretary
- Christine Mailloux – Treasurer (via Zoom)
- Ken Anderson – Director at large (via Zoom)

## Approval of minutes from last meeting

A motion was made by Jody Pavlak and seconded by Jon Snyder to waive the minutes from the previous board meeting. Unanimous

## Reports

a) Treasurer report was given by Anita as Christine has been out of town.

1. Bank account balances as of 05/31/2023

Operating funds	\$ 124,263.84
Reserve funds	<u>\$ 550,590.86</u>
Total funds	\$ 674,854.70

2. Delinquencies as of 5/31/2023

Maintenance Fees	\$ 5,272.18
2023 Special Assessment	<u>\$ 40,780.79</u>
Total delinquencies	\$ 46,052.97

10 owners have been sent to the attorney for delinquent payment. 4 have paid all or most of their debt.

Please note : From our rules & regulations page 7

### **17. Maintenance payments**

Monthly maintenance fees are due and payable on the first of the month. Delinquent fees will incur a late fee and interest in the amount of 10% per year, after 10 days past due. Failure to pay assessments within 30 days of the due date will result in legal action as provided in the Governing Documents and the State Law.

**3. First quarter Actual vs Budget**

<b>Revenue ( excluding 2023 Special Assessment)</b>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
	\$ 365,997.61	\$ 332,995.45	\$ 33,002.16
<b>Expenses</b>			
<b>Operating Expenses</b>	\$ 298,196.97	\$ 313,143.65	\$ 14,946.68
Non-Operating Expenses	\$ 19,851.65	\$ 19,851.65	\$ 0.00

A motion was made by Jody Pavlak and seconded by Christine Mailloux to accept the report as read. Unanimous

b) Boat Committee

As Sid was not present, Anita gave a brief report that we had a dock builder here to quote on repairs. Sid will be scheduling a meeting of dock owners shortly.

**Old Business**

Old business information was given by Anita, President/Chairman.

- Sea Castle 3<sup>rd</sup> floor concrete walkway replacement. Scaffolding and rigging have been put up on the east side. Lights on the 2<sup>nd</sup> floor ceiling have been removed and temporary string lighting is in place. Handrails have been secured. Residents from two units on the e3rd floor east have received temporary housing in the Sea Castle. Chipping out the existing 3<sup>rd</sup> floor is scheduled to start 6/19/23. Anticipated completion date is mid-August.
- The exterior paint project is approximately 80% complete. Upon completion of the 3<sup>rd</sup> floor walkway project, the rest of the paint job will be complete. This includes the 1<sup>st</sup> & 2<sup>nd</sup> floor walls, floors & doors as well as touch ups needed on the entire building. Gulf Harbors Neighborhood Newsletter chose the Sea Castle to showcase our home improvement project. They showed before and after photos and wrote "This month we chose the exquisite exterior transformation at the Sea Castle condos at the entrance of Gulf Harbors. From the tired, sun scorched paint to the stunning and inviting blue color, that welcomes all to the gorgeous neighborhood of Gulf Harbors!"
- The contract for a new roof has been completed. The new wind mitigation report is on the website. Final inspection by Duro-Last Systems and Pasco County are pending. Pictures of the new roof are on our website. Scroll down on the pop up when you sign on.
- Signup sheets for committees were posted in the office window. Five residents signed up for Grounds & Maintenance. Eric Kopp has stepped up to chair the committee. Four residents are on the Events Committee, chair to be determined. There were zero to 2 signatures for the other three committees. Due to lack of interest, we will table the parking rules and regulations, decorating and compliance committee.

- Biannual stack cleaning was performed by Tom Shell on 5/18/23
- Socotec has been retained to file a report the county re roof construction materials

#### New Business

- Horizontal pipes above the covered parking are in the process of being changed. The east side is complete, and the west side is due to complete by month end
- Welcome new Residents: New owners Sherri Weber unit 606 and Chris Ferris unit 509. Long term guest Vito Hoffman unit 602
- Ashley Affendakes from Hilb Group gave a presentation on the Insurance & D/O policy increase received on 6/15/23.
- Various options on how to pay for projected excess expense over budget caused by insurance increase were discussed. The board will continue to evaluate the situation.

#### Adjournment

There being no further business to come before the meeting, a motion to adjourn was made by Jody Pavlak, seconded by Anita Reich. Unanimously approved . Anita, President/Chairman adjourned the meeting at 8:24

Minutes submitted by: Jody Pavlak