

**THE CASTLE COUNCIL BOARD OF DIRECTORS MEETING MINUTES**

**MAY 03,2023**

**Call to order**

The regular meeting of the Board of Directors was called to order at 10:31 A.M on May 3,2023 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
- Jody Pavlak – Secretary
- Christine Mailloux – Treasurer (Arrived late)
- Ken Anderson – Director at large

**Approval of minutes from last meeting**

A motion was made by Anita, President/Chairman and seconded by Jon, Vice President to waive the minutes from the previous board meeting. Unanimous

**Reports**

a) Treasurer report was given by Anita as Christine was delayed.

1. Bank account balances as of 05/02/2023

Operating funds \$ 84,452.16  
Reserve funds \$ 367,274.98  
Total funds \$ 451,727.12

2. **First quarter Actual vs Budget**

<b>Revenue ( excluding 2023 Special Assessment)</b>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
	\$ 235,109.80	\$ 199,797.27	\$ 35,312.53
<b>Expenses</b>			
<b>Operating Expenses</b>	\$ 174,988.59	\$ 187,886.19	\$ 12,897.60
Non-Operating Expenses	\$ 11,910.99	\$ 11,910.99	\$ 0.00

3. **2023 Special Assessment** Account 20-2071-00-00

Total Credits 1/1/23 – 3/31/23 \$ 313,344.64  
Total Debits 1/1/23 – 3/31/23 \$ 48,622.20  
Fund avail \$ 264,722.44

A motion was made by Jon Snyder and seconded by Ken Anderson to accept the report as read. Unanimous

## Old Business

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

- The contract for the Sea Castle 3<sup>rd</sup> floor concrete walkway replacement was signed 12/21/22. It was awarded to Munyan and will cost \$289,000. Pasco County approved the permits 4/28/23. Munyan and Sea Castle will be putting together a work schedule and will share it with all owners when available. Ameritech and or Sea Castle board members will be finding housing for 3<sup>rd</sup> floor residents needing to evacuate their units during construction.
- The exterior paint project is approximately 80% complete. We have received numerous compliments from our neighbors. 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.
- Sprint finally removed all of their equipment from the roof on 4/19/23.
- The contract for a new roof was signed 1/12/23. It was awarded to Veterans National Property Services and will cost \$ 197,323. A Duro-Last roof system will be installed. Veterans were ready to start the job 4/3/23. Unfortunately, Sprint equipment was not off the roof until 4/19 so Veterans sent their crew to another job. A crane will be here Monday 5/08/23 to lift materials allowing work to begin. We hope to have a completion date shortly.
- Signup sheets for committees will be posted in the office window. If you are not on property and would like to volunteer for any of the following committees, please shoot Anita an email ([ronkaptron@aol.com](mailto:ronkaptron@aol.com)).  
Committees: Social events, grounds and maintenance, parking rules and regulations, decorating and compliance committee.

## New Business

- As the cost of new windows is huge and many of us cannot afford it, the board has worked with Toni (unit 903) to identify a tint that is like the color used in the new window spec. If tinting is approved as an option, it may help save energy, reduce glare, and provide a more uniform look to the building exterior. A motion was made by Anita Reich, seconded by Jody Pavlak to amend the rules and regulations allowing unit owners to tint their windows. Passed unanimously.  
Specs were discussed and a motion was made by Jon Snyder, seconded by Jody Pavlak to accept the following specs. Passed unanimously  
ATC SERIES – ATC 15 CH SR HPR (Charcoal)  
Performance Data
  - % Visible Light Transmittance 18
  - % Total Solar Energy Rejected 40
  - % IR Energy Rejection (IRER) 22
  - % Selective IR Rejection (SIRR) 29
  - % Ultraviolet Protection > 99
  - % Glare Reduction 79
  - Visible Light Reflectance 5

Specs will be put on the website for window tint requirements. While we cannot tell owners who to use for tinting, Toni (unit 903) has been in the business for 33 years. He has done his windows as a sample and has worked out great pricing for our owners. He can be reached at 727-505-1622

Only exterior windows may be tinted, not screen/ weather doors.

- Our pool heater burned out and was replaced 5/1/23
- Biannual stack cleaning is due at the end of May. We will arrange this work to be performed before the 3<sup>rd</sup> floor walkway work begins. Tentatively scheduled for 5/18/23
- Discussion to hire a structural engineer to file a report to the county re roof construction material so the records can be updated. Motion to proceed by Jody Pavlak, seconded by Ken Anderson. Passed unanimously.
- Thanks to Deb Connolly (unit 407) for donating a new microwave to the workshop.
- Thanks to Matt (unit 510) and Eric & Rachel (unit 914) for putting together a great pool party 4/28/23.

Welcome new Residents:

Unit 510 – Matt Kershaw

Unit 902 – Jack Henry ( born Dec. 2022)

Unit 914 – Rachel Gunther (Eric's fiancée)

Unit 909 – Sally Mounsey (Mike's fiancée)

Unit 610 – Michael & Edith Salter (closed 5/1/23)

### **Adjournment**

There being no further business to come before the meeting, a motion to adjourn was made by Jon, seconded by Ken. Unanimously approved . Anita, President/Chairman adjourned the meeting at 11:07

Minutes submitted by: Jody Pavlak

