

THE CASTLE COUNCIL BOARD MEETING MINUTES

December 23,2024

Call to order The meeting was called to order at 6:02 P.M. on December 23, 2024 in the Ameritech New Port Richey office 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.

Certify Quorum of the Board and membership

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

- Anita Reich – President
- Jon Snyder - Vice President via zoom
- Jody Pavlak – Secretary via zoom
- Ron Burgess – Treasurer via zoom
- Ken Anderson – Director at large

Proof of Notice of the meeting – notices was sent by Ameritech via e-blasted, and notification was hung in Sea Castle as required.

Read or waive minutes of the last members meeting

A motion was made by Ken Anderson and seconded by Jon Snyder to waive the reading of the minutes from the previous meeting. Unanimous

Reports

a) Treasurer report was given by Anita

1. Bank account balances as of 12/23/2024

Operating funds	\$ 307,076.01
Reserve funds	<u>\$ 242,442.03</u>
Total funds	\$ 550,018.04

2. Actual vs Budget as of 11/30/24

Revenue (excluding 2023 Special Assessments & Boat dock Income)

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
	\$ 865,241.20	\$ 858,230.12	\$ (7,011.11)
Expenses			
Operating Expenses	\$ 758,865.32	\$ 801,715.64	\$ 42,850.32
Non-Operating Expenses	\$ 56,514.26	\$ 56,514.26	\$ 0.00

3. Delinquencies as of 11/30/24

Maintenance Fees 2023	\$ 1,817.65
Maintenance Fees 2024	\$ 33,578.46
2023 Special Assessment	\$ 93.90
Insurance Special Assessment	\$ 1,740.09
Legal fees & interest	<u>\$ 788.63</u>
Total delinquencies	\$ 38,018.73

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

- b) Boat Committee – no report
- c) Events Committee –A new gas grill was purchased using donations from our owners. Thanks to Jason & Debbie (unit 206) for shopping and installing the grill.

Old Business

- Pye Barker has tested the rerouted pipes and has detected a minor leak to be repaired. They tried to test the water pump and were not able to determine if it works. Final result pending installation of new electrical panels.
- Based on his 2/22/24 roof inspection the Pasco County Inspector had stated he would provide a letter that he agrees that our roof is concrete. Multiple follow-ups have occurred yet to date we have not received anything
- Rules and regulations need to be updated to reflect 15% cap on the number of units rented at a given time
- Hurricane Helene issues
Boss Electric has submitted a quote. Quotes from FSG Electrical & Five Star Electrics are pending. The flood adjustor needs 3 quotes prior to approval. Andrew has been asked to find 2 additional vendors as the response time has been too long

We continue to have problems with the generator and elevators. A new generator has been delivered today. Andrew and Sid met with Pasco County for a permit to add temporary electrical hookups. Essentially, we learned that we need a permit for our replacement system to be filed prior to getting approval for a temporary system. Sid will attempt to add additional load to the generator after the holiday.

Munyan's price has been submitted to the flood adjustor. The paperwork was elevated to his supervisor and is still pending signature. Once approved Munyan can file for permits, order materials and proceed to de & reconstruct.

Furniture and AC's to be ordered to replace flood damaged items.

- Hurricane Milton issues
 1. Quotes for dry wall repairs are still pending. Andrew has been asked to find other vendors
 2. Pool Medic has evaluated our pool pump and project the cost to repair at \$5,300
 3. Our pool heater has been damaged beyond repair. A new heater including rat protection and raised elevation by 19 inches will cost \$5050
 4. Repairs to the ceiling of parking bay #34 & #36 have been complete with a new "industrial" look. We have received a positive response from our owners and will proceed to repair all parking bays on the south side of the building.

New Business

- While walking her support dog, a resident's guest was recently attacked by a pit bull in our overflow area. The dog ran under our fence from Sea Fires parking lot. Discussion followed that the pit bulls' owners were parking overnight in our lot. Sea Castle has no trespassing agreement filed with Pasco's Sheriff. **If you see someone trespassing on our property, please call the sheriff's non-emergency number 727-847-8102.** Do not expect board members or Ameritech to do this for you. This is your home!

Adjournment

There being no further business to come before the meeting, a motion to adjourn was made by Jon Snyder seconded by Jody Pavlak. Unanimously approved .

The meeting was adjourned at 6:42 PM

Minutes submitted by: Jody Pavlak