

THE CASTLE COUNCIL BOARD MEETING MINUTES

Oct 23,2024

Call to order

The meeting was called to order at 6:00P.M. on October 23, 2024 in the Ameritech New Port Richey office by Anita Reich, President/Chairperson and Ken Anderson, Secretary recorded the minutes. A quorum of directors was present and the meeting, having been duly convened, was ready to proceed with business. Owners and residents were asked to join via ZOOM

Certify Quorum of the Board

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

- Anita Reich – President **Present**
- Jon Snyder - Vice President **Present via Zoom**
- Ken Anderson – Secretary **Present**
- Jody Pavlak – Treasurer **Present**
- Craig Theisen – Director at large **Absent**

quorum was met

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

Update on remediation of Sea Castle Condominiums after flooding from Hurricane Helene 9/26/24

1. With Ken's help we were able to locate a large commercial electrician (Boss). They confirmed Sid's diagnosis that we need a new breaker/surge protector. Both Sid, Boss and Russ (unit 704) are trying to locate this 50-

year-old part. Until this is fixed, we will continue to operate with one elevator and no laundry rooms.

2. Ken & Sid both found a supplier for a generator to power one elevator. Unfortunately flood insurance does not cover this expense. The cost is \$6,325 for the 1st month, \$4,314 each month after plus fuel every 8-12 days at a cost of approximately \$2000 per delivery. Due to the cost, a motion was made by Ken and seconded by Jody to run the generator 7AM – 10PM weekdays and 9AM – 10 PM weekends. Passed unanimously.
3. Two mitigation companies have come to the Sea Castle to evaluate flood damage. Munyan is in discussion with the flood appraiser re costs and coverages.
4. As discussed in the 10/4/24 board meeting, storage lockers on the first floor were flooded and need to be emptied. Please empty them by the end of October. Note that the Sea Castles flood insurance does not cover your personal items stored in lockers, the bike room, etc..
5. Pool pumps and heater, Fobs, washer & dryer, passenger elevator, AC units, etc will be evaluated when the electrical panels are replaced.
6. Communication equipment in the office has been destroyed in the flood. Until it is replaced, please make sure you have a cell phone with you in the elevator. Without the internet, our ability to update owners has been limited. Please limit your calls to Ameritech and board members. We need to spend our time resolving issues with vendors. We plan to hold zoom meetings every other week to update you on our progress. Eblasts will be sent for urgent matters.

Update on remediation of Sea Castle Condominiums after wind damage from Hurricane Milton 10/9/24

1. Prior to Milton the building was prepped as usual. All outdoors furniture was stored, sand bags put in place, elevator buttons covered and elevators shut down.

2. Insurance agent was notified of damage. Please note that our hurricane deductible is 5% of building value which equates to about \$1,000,000
3. Car ports and storage locker halls experience damage to the ceiling tiles & grid. We will be pricing a few options for repairing the damage.
 - a) Replace with ceiling tiles as is
 - b) Industrial look – remove tiles and paint concrete, metal structure & pipes.
 - c) All owners were asked for other ideas
4. Units have been inspected for damage. Approximately 25% of units have some water damage on walls and ceilings. Two vendors have been contacted for quotes to repair the dry wall
5. The source of water intrusion has been an ongoing issue. The building was recently caulked and painted. Residents who stayed during the hurricane reported water coming through windows. We have identified a few that have broken middle struts and or obvious bowing. It is the owners responsibility to maintain your windows. 30 – 50 year old windows will probably not hold up to hurricane force rain & wind. Celeste (unit 607) has volunteered to coordinate an effort to get a volume discount for window replacement.
6. The roof mansard was damaged by the wind. The mansard's sharp metal made small tears in the roof membrane. Our roofer has been called to repair the tears and a vendor to repair the mansard will be determined.
7. Fencing damage will be repaired by Shawn
8. Grounds debris from hurricane wind has been cleaned up by Tommy
9. Jason & Debbie (unit 206) removed debris from the canal. Gary will attempt to cut up a dock that had called Sea Castle it's new home.

A. Other business.

1. A reminder that laundry doors are fire doors and should not be left open.
2. Gas cans, paint, batteries, etc cannot be put in the dumpsters or left in or outside the building. They are considered hazardous waste and must be disposed of by the owner properly.

Adjournment

There being no further business to come before the meeting, a motion to adjourn was made by Ken Anderson seconded by Jody Pavlak. Unanimously approved . Chairman adjourned the meeting at 7:00 PM