

THE CASTLE COUNCIL BOARD MEETING MINUTES

November 22, 2024

Call to order

The meeting was called to order at 6:00 P.M. on November 22, 2024, in the Ameritech New Port Richey office by Anita Reich, President/Chairperson and Jody Pavlak, Treasurer recorded the minutes. A quorum of directors was present and the meeting, having been duly convened, was ready to proceed

Certify Quorum of the Board

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

- Anita Reich – President **Present**
- Jon Snyder - Vice President **Present via Zoom**
- Ken Anderson – Secretary **Excused Absence**
- 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.

Read or waive minutes of the last members meeting

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

Reports

a) Treasurer report was given by Jody Pavlak

1. Bank account balances as of 10/31/2024

Operating funds	\$ 271,179.24
Reserve funds	<u>\$ 237,318.08</u>
Total funds	\$ 508,997.32

2. Delinquencies as of 10/31/24	
Maintenance Fees 2023	\$ 1,817.65
Maintenance Fees 2024	\$ 29,334.20
2023 Special Assessment	\$ 93.90
Insurance Special Assessment	\$ 1,740.09
Legal fees & interest	<u>\$ 788.63</u>
Total delinquencies	\$ 33,774.47

Note – 2 owners are with lawyers for collection.

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. Actual vs Budget as of 10/31/24

Revenue (excluding 2023 Special Assessments)

<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
\$ 796,182.94	\$ 780,209.20	\$ 15,973.74

Expenses

Operating Expenses

\$ 695,956.75	\$ 728,832.40	\$ 32,875.65
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Non-Operating Expenses

\$ 51,376.60	\$ 51,376.60	\$ 0.00
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A motion was made by Jon Snyder and seconded by Jody Pavlak to accept the report as read. Unanimous

b) Boat Committee

GFI receptacles that were under water during hurricane Helene have been replaced. The funds for the repair will be taken from the boat owner's reserve.

- Ameritech is updating our website to add a section that will require owner login. This will allow us to meet new regulations required to be in place by the year end 2025 and to disseminate information that we may not want to make readily available to the public. Each unit owner has been asked to register.
- The rules and regulations need to be updated to reflect 15% cap on the number of units rented at any given time.
- Hurricane Helene issues:
 - A. Five commercial electrical companies have been contacted for quotes to replace the current electrical system.
 1. Tri City Electrical Contractors felt the job was too big for them.
 2. Brandon Electric was on premise 11/21/24 and will send a quote. They indicated that it may take a while as their suppliers try to provide a system as close as possible to our current one.
 3. Boss Electric Corp. has received the engineer drawings and will be on property Monday 11/25/24 to evaluate and quote.
 4. FSG Electrical: The engineers' drawings have been sent to them. Third follow up today, was advised that there would be a fee for them to quote the job.
 5. Five Star Electrics is evaluating the engineering documents
 - Note: Until the work is complete, we will continue to limp along with limited power. Repairs to the elevators, pool, laundry room, walkway lights, etc. need this system up and running.
 - B. A new generator was delivered 11/21/24. Andrew will speak to the manager about preventive management measures we can take, and costs associated to minimize the risk of our elevators going down again. The board has agreed to run the generator 24/7 as we feel the cost to have Oracle come in to repair the elevator is greater than the excess fuel.

General discussion if we should switch back to the freight elevator. The consensus was to stay with the passenger elevator.

C. Munyan and the flood adjustor have agreed on a price to repair flood damage on the first floor. The paperwork has been elevated to the adjustors superior for signature. Once approved Munyan can file for permits, order materials and proceed to de & reconstruct.

D. Numerous storage lockers have not all been emptied. Once again, as soon as we get the go-ahead lockers will be cut and your possessions will be exposed. Doorknobs will not be replaced by insurance. Do we want to look for a volume discount and all get matching knobs?

E. Coastal Services have come to evaluate if the flooding damaged the potable water pumps. It was their opinion that most of the domestic pump system (winding, wiring, controls) were above the water level and appeared undamaged. They recommended that Coastal energize and inspect the system once the power is restored to confirm operation and treat for corrosion. There is a small solenoid valve on the header that was submerged and likely needs to be replaced. The projected life span for the current system is 5-10 years, so we should include reserves to replace in the 2026 budget. The current cost to replace the system is \$26,145

F. Office furniture and library bookshelves to be ordered.

G. The bill to repair roof damage caused by T-Mobile has been forwarded to them to reimburse Castle Council for payment made to our roofer.

H. All AC units that were possibly damaged by the flood were inspected by County Energy. Replacement quote for the three-hotel style AC's is \$7500. This will be forwarded to the flood adjustor.

- Hurricane Milton issues:

- A. Quotes for dry wall repair to units are pending

- B. Andrew to get quotes to repair damage to the roof mansard.

- C. Our roofer is scheduling repair of small cuts in the roof from the mansard that came loose during the hurricane.

- D. Car ports and storage locker hall ceilings to be repaired. No action to date.

New Business

- Residents have mentioned that there may be grants available to repair the damage. Except for roofs, Ameritech is not aware of any grants available for condos. If anyone has details, please provide it to Ameritech and the board.

- Our annual fire alarm inspection is scheduled Wednesday 11/27/24

- The trash company has eliminated pick up on the weekend. Please keep this in mind when you clean out your unit, lockers, etc. The garbage bins have been overflowing the last few Monday mornings to the point where the bins could not be emptied. We ask all residents to abide by the following rules:
 1. Break down boxes before putting them in the trash bins
 2. Construction waste, furniture, carpet, windows, hazardous waste, etc. cannot be put in the trash bins. Please take these materials to the dump, it is not part of our maintenance person's job.
 3. Appliances are not to be left on the front lawn. Residents are responsible for removing their old appliances, water heaters, etc.
 4. Please do not leave trash outside the garbage rooms in case someone else may want it.

- Please do not put unwanted items in the stairwells (Ex. screens, walkers, etc.). If you would like to donate walkers, wheelchairs, etc. please contact a board member. We may be able to store a limited quantity in the old card room.

- Our gas grill by the pool is falling apart. With all our unplanned expenses do we want to replace it? It was suggested that we try getting donations to replace it. The events committee offered the \$175.00 they have previously collected.

- Chairs are not to be left outside your unit if you are not actively using them. This is considered a fire hazard, and the building can be fined for an individual's actions.
- Oversized vehicles should be parked in the overflow parking area. Per our rules and regulations "An owner of a condominium unit shall park his/her vehicle parallel to and within the boundaries of the parking space assigned to the unit. Such owner shall also drive the vehicle sufficiently forward so that the vehicle does not extend into the driveway or beyond the vertical plane of the building." Please consider that your actions impact other residents. If your vehicle sticks out too far you may be affecting other drivers' visibility and ability to maneuver their vehicles.
- Thanks Ron & Faith Sharpless for donating a gently used refrigerator to replace the old one in the work room.

1. Welcome new Residents: New owners: Deborah Kisko & Matthew Wilson unit 512, John & Diane Mehedin unit 702, Jonathan Levine unit 812

New renters & guests: Jeff Fuller unit 608, Richard Gard & Alexis Fitch unit 912, Linda & Bernie Giavscchini unit 506 (12/1/24 – 4/1/25) and Jack & Susan Trebal unit 709 (11/2/24 – 1/2/25)

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 . Chairman adjourned the meeting at 6:53.