

THE CASTLE COUNCIL BOARD MEETING MINUTES

Nov. 08, 2024

Call to order

The meeting was called to order at 6:01 P.M. on November 08, 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 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 **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.

Analogy between a Royal Caribbean ship & the Sea Castle

The Explorer of the Seas was recently hit by a sudden squall off the coast of Africa. The next morning a passenger complained on Facebook that the captain did not inform them that the ship turned around and was returning to port. She found this out by looking on the TV's navigation broadcast. A reply to this post with over 100 likes read " I get a kick out of all the comments about the captain not keeping them updated. Pretty sure the captain and crew are pretty busy. As long as you are upright and still floating, they are doing their job! They'll update you when they can. Instead of wondering what Royal Caribbean is going to give you for the

“inconvenience” of mother nature, when you see the captain and officers how about thanking them for keeping you afloat”.

The board and management company at Sea Castle are in the same boat (LOL). Much of our communication equipment was damaged in the flood and we ask that you allow us to spend our time resolving issues from the two hurricanes mother nature dumped on us. This is our third meeting to update the community, and we plan to continue holding meetings approximately every other week. Minutes from the first two meetings are posted on the website. Please turn to these resources for updates rather than calling or emailing. If all 104 owners did this, we would have a lot more time to focus on getting Sea Castle up and running to pre storm conditions.

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

1. Specifications, to replace the two panels of our electrical system, were drawn by an engineer and received 11/6/24. Now that we have the drawings, we will source three large commercial electrical companies to quote the work. Ken has identified Boss, Tri City Electrical Contractors and FSG Electrical. Multiple engineers living in Sea Castle and Sid (a previous owner and licensed electrician) have been involved and will continue to lend their talents throughout the process. Once the quotes are received, they will be submitted to the flood adjustor for payment approval. The vendor will be selected, permits submitted for approval, parts ordered, demolition of the old system and installation of the new, county inspection, etc. Please understand this is a lengthy process and can take months.

Until the work is complete, we will continue to limp along with limited power. Unfortunately, this impacts our elevators, laundry rooms, walkway lights on the 2nd & 3rd floor, pool pump replacement, etc.

2. We have experienced power surges resulting in residents or their guests getting stuck in the elevator. The elevators were shut down for three days until our electrician, elevator repair person and generator supplier could evaluate the problem. They have not been able to come up with a definitive cause. To eliminate the generator, we switched from the freight elevator to

the passenger elevator. Unfortunately, this cab was not functioning for a few hours this morning.

3. As our two legs of the electrical panel damaged, the electrical use has been curtailed to stop the main breaker from popping. Residents continue to overload the system by plugging in laundry washers, pumps, etc and are popping the breaker. Last night all our walkway lights were out as a result. We are extremely lucky that Sid and Oracle react so quick to fix these issues.
4. 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. Based on a quick update from Munyan it sounds like we are close to starting work. However, they have stated that it may take time to get over 140 doors.
5. As discussed in the 10/4/24 & 10/23/24 board meeting, storage lockers on the first floor were flooded and need to be emptied. As of yesterday, 55 lockers were locked. Please note that once we get the go ahead, the lockers will be cut & your stuff will be exposed. If you want your doorknob please remove and take it. Any knobs left will be disposed of with the doors.
6. Two vendors have been asked for quotes to repair dry wall damaged by Hurricane Milton
7. The pool has been cleaned, sanitized & refilled. A temporary pump is in place to circulate water. Once the new electrical panels are functioning, the pool pumps and heater will need to be replaced.
8. Fencing has been repaired
9. Gary has dismantled the dock that floated onto our property
10. There was discussion on the pros & cons of a public adjustor. Sharon Kollman (unit 612) has been in the insurance industry recommended that we do not go this route.

Pro's :

1. We should receive a greater amount of money for damage. Please note that the national flood insurance coverage is strict on what is covered, therefore we may not gain that much.

Con's:

1. Our general insurance's hurricane deductible is 5% of the building value which equates to over \$1,000,000. Repairing the damage caused by wind is projected not to exceed that number
 2. The risk of our insurance company dropping us is greater, leaving no choice but to go back to Citizens. Our rate from Citizens was over \$200,000 more annually.
 3. Our experience with the flood insurance adjuster has been very positive to date.
11. Chelsey (unit 902) updated all on the impact the hurricanes had on other communities. The recovery efforts in her old community highlighted that we are lucky and need to be patient while rebuilding.

A. Other business.

1. Please make sure the pool bathroom doors are shut if you are the last to leave. Let's not tempt the homeless
 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.
 3. Amazon has been on property to determine what we would need to do to get a delivery box system outside the front door.
 4. Bicycles in the bike room are the property of the owners and they are not covered by our flood insurance. It was noted that the room is full and there are residents who would like to store their bikes. If you have not used your bike in 1-2 years, please think about removing it to make room for your fellow residents.
5. FEMA – A question was posted re FEMA eligibility. Jody supplied the following information: As an association, the building is not eligible, however individual owners may apply to get the \$750 major disaster area allowance. Electricity must be out for 3 days or more, therefore you

qualify for Helene in this area. They do not do lost food reimbursement as it is considered in the \$750. You can apply for damage caused by Milton but must include all homeowner/renter's insurance information and will be asked for the insurance determination. Even if you did not have damages, apply for Milton anyway. Because it was a major disaster area you may still qualify for \$300. If you are denied you can appeal the denial

6. Our annual meeting is scheduled December 2, 2024 at 6:30. Discussion about where to hold it to satisfy residents who zoom and those who prefer to go in person. It was decided to hold the meeting in Ameritech's New Port Richey office. It is not an ideal location; however, it can hold about 20 residents plus board members. Please mail your proxy's in or drop them in the office mail slot or at the Ameritech office.

Adjournment

There being no further business to come before the meeting, a motion to adjourn was made by Jody seconded by Jon. Unanimously approved . Chairman adjourned the meeting at 7:04 PM