

THE CASTLE COUNCIL BOARD MEETING MINUTES

Oct 04,2024

Call to order

The meeting was called to order at 6:00P.M. on October 04, 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 via Zoom**
- Craig Theisen – Director at large **Excused**

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

- A. What has been done
 1. Met with Flood Insurance adjustor 10/02/24
 2. Jody investigated FEMA. She was advised that it is not available for condominiums.

3. Mitigation for mold & mildew was performed by Chris (unit 701) and Shawn. Baseboards have been removed and walls cut as needed. Fans & dehumidifiers are running to dry out the walls.
4. Tom from Madskill was called to check our electricity. He advised he is working with Pasco County to get power back on. On 10/1/24 AM Tom was able to get electric running to all units. Our electrical panels in the pump room were flooded, therefore we were advised to let them dry out for at least 1 week. Tom will be back to test our panel and outlets that were submerged in water. Based on his results action will be taken. This includes the dock electricity. All repairs on the dock will not be covered by flood insurance. They dock owner's reserves would cover costs to repair any damage.
5. The elevator pits have been drained 10/2/24. Once electricity is available, Oracle can evaluate if there was any other damage.
6. Grounds have been cleaned up
7. Library books on the bottom shelf were thrown out, all remaining books were packed away and moldy bookcases put to the curb. Thanks to Becca (unit 505) for her hard work cleaning up the damaged.
8. Pair of Jacks were called in to clean the first floor, storage hall floors and pool bathrooms. They cleaned and disinfected the cloth furniture that got wet in the meeting room.
9. Pool furniture & BBQ's were put back
10. Sandbags were stored for future events

B. What needs to be done

1. Fix Fob & Metro Gates entry system
2. The pool needs to be drained, sanitized & refilled. The pool pumps were submerged in water and will probably need to be replaced. Once our electric is restored to the pool pump room Pool Medic will put together a plan for repair. Estimated cost is \$12,000 to \$20,000. All pool damage is not covered by national flood insurance.
3. The pool heater was also wet. Our vendor will be called when electric is restored.
4. The communication equipment and furniture in the office will need to be replaced.
5. Once walls are dry and disinfected, rebuild & repaint
6. Replace bookshelves in library

7. Three hotel style AC's and the lobby AC to be evaluated for damage
8. The adjuster is pitting in for new lobby and meeting room furniture.
9. Open walls between underground parking and storage lockers
10. Bike room and maintenance closets to be evaluated for mitigation.
11. Get secondary access to the building when electricity fails
12. Create storage area for fans, dehumidifiers, extension cords ,etc that were purchased for remediation.

A motion was made by Jody, seconded by Jon to use the old card room for storage of equipment, decorations and party supplies. Unanimously approved.

13. T Mobile communication equipment damaged our roof. Roofer has been called to evaluate the damage

C. What we need residents & owners to do

1. Send any photos you have to Andrew
2. Please empty your storage units as we may have cut walls between the garage & storage units. Storage locker doors will need to be replaced per the adjuster. Gary (unit 614) volunteered to price fiberglass doors. **If you are out of town, please plan for someone to empty your locker and move the contents to your unit. Do not contact Shawn, board members or Ameritech to do this.**
3. Please do not prop doors open, especially in the evening. Looting has been reported in the neighborhood and homeless population is growing in the area.

D. Other business.

1. Ameritech has upgraded CINC & changed our main bank. Truist & Bank of America will remain active to hold funds greater than the FDIC insured \$250,000 dollar value per financial institute.
2. Our CD in Bank of America has matured. We will roll it over shortly
3. All codes in the Metro Gated entry system have been deleted as they were given to too many people. After some discussion it was decided to provide a code for FedEx and UPS access. Amazon will not get a code; in lieu Craig Dow will investigate getting Amazon delivery boxes outside the building.
4. If you are the victim of theft or vandalism, it is your responsibility to report it to the police. Please do not expect Ameritech or the board to initiate

investigations. If our cameras are working, we will be glad to share the feed with the police.

5. It is the resident's responsibility to update Ameritech & the Board of Directors if your phone number, address, seasonal mailing address, email or emergency contact has changed. There is a form on the website. Without this information expect us to update the Metro Gates entry system or expect mail to be directed to the correct residence. Snowbirds ... each time you arrive and leave please let us know which address mail should be sent. Eblasts will not reach you if we no don't have your correct information
6. If you see trespassers or another type of crime on property, please call the sheriff. It would be great if you notified the board & Ameritech that you reported an incident to the Sheriff's office.
7. Do not call Ameritech or a board member after 5 PM through 9 AM unless it is an emergency. While we will certainly react to a true emergency, we are not on the job 24/7 and are entitled to personal time. If possible. Emails, texts or voice mails will be answered within 24 hours on business days. Kindly keep in mind that we are not Andrews only customer and board members are volunteers.
8. When the storage units are rebuilt, there is one unit open for rental. Please advise if you would like to be put on a waiting list.
9. Please remember that all rentals or sales must go through the application process. Per our rules and regulations, the board has 15 days after receipt of all documents & fees to approve the application. If you want to rent your unit to a flood victim, we still need the application and background check, but the board will waive the 3-month minimum until the end of 2024.
10. The lithium battery in electric bikes have been proven to be a fire hazard when contacted by salt water. A motion was made by Ken and seconded by Jon to ban electric bikes in the building. Unanimously approved
11. Laundry room doors and stairwell doors are fire doors and should be kept shut when not in use. This is for your safety!
12. For security purposes a motion was made by Jody, seconded by Ken to fine any owner who puts material between the door and the jam to keep the door from locking. Note, as the owner you are responsible for your renters, guests and contractors' actions.

13. Owners and their contractors are responsible to keep the common areas clean while they are doing construction in their units. If common areas are left dirty, the unit owner will be responsible for the cost to bring in cleaners or painters to maintain a neat environment for other residents.
14. Please do not call Shawn during work hours. Report all maintenance issues to Ameritech. Do not ask Shawn to check your unit when out of town. It is your responsibility to have a service, friend or relative lined up to check your unit.

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