

THE CASTLE COUNCIL BOARD MEETING MINUTES

January 17, 2025

Call to order The meeting was called to order at 6:01 P.M. on January 17, 2025 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
- 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 Ron Burgess and seconded by Ken Anderson to waive the reading of the minutes from the previous meeting. Unanimous

Reports

a) Treasurer report was given by Ron

1. Bank account balances as of 12/31/2024

Operating funds	\$ 270,511.64
Reserve funds	<u>\$ 260,151.46</u>
Total funds	\$ 530,663.10

2. **Actual vs Budget as of 12/31/24**

Revenue (excluding 2023 Special Assessments & Boat dock Income totaling \$37,351.21)			
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
	\$ 928,677.90	\$ 936,251.00	\$ (7,573.11)
Expenses			
Operating Expenses	\$ 821,483.08	\$ 874,599.00	\$ 53,115.92
Non-Operating Expenses	\$ 61,652.00	\$ 61,652.00	\$ 0.00

3. **Delinquencies as of 12/31/24**

Maintenance Fees 2024	\$ 36,366.50
Legal fees & interest	<u>\$ 788.63</u>
Total delinquencies	\$ 37,155.13

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

- b) Boat Committee – no report
- c) Events Committee – If we can get power for the TV, the committee is thinking of planning a Super Bowl Party

Old Business

- Pye Barker has tried to test the water pump and was not able to determine if it works as we have insufficient power. Final result pending installation of new electrical panels.

Sid will add a conduit for the thermostat wiring this coming week. Once complete, Shawn will repair the holes.

- 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. They were on site this week with a representative from Seimens to reevaluate our replacement equipment needs.

Brandon Electric submitted a quote 12/31/24

Quotes from Five Star Electrics & Bryan Electrics are pending.

To maintain a functioning elevator, we switched from the passenger elevator to the freight. To add load to the generator, Sid and Ken hooked up power for the pool pump. Both measures seemed to be successful. Andrew has also been reaching out to Duke Energy to come up with a plan for temporary electric to eliminate the generator and regain laundry equipment. Per Pasco we cannot get permits for temporary electric until the permanent plan is in place and permitted.

Pool Medic's has repaired our pool pump. The pool is functional however it may be a Polar plunge.

Two bids were received to replace the pool heater. Graham Brewin bid for a Hayward H400 Gas Heater \$4300.00, raise heater off the ground 19 inches \$300 and install \$450 totaling \$5,050.

Pool Medics bid was for a Mastertemp 400K HD 460805 \$ 5,300 and installation \$600 totaling \$5900. As the heater needs to be ordered, estimated completion is late Feb.

A motion was made by Ken Anderson, seconded by Ron Burgess to sign the quote from Graham Brewin to replace the pool heater. Approved by 5 of 5 board members.

Tri County evaluated the Fob entry system today and determined that it is not functioning due to power supply issues. The power sources were identified, and Sid will attempt to fix them this coming week. Once this is fixed and Fob entry is working, we will attempt to get the Metro Gates entry system on the front door to work.

A quote to replace our potable water tanks from Coastal Service has been received for \$26,945. It has been forwarded to the flood insurance adjuster.

We are evaluating baseboard options (wood, plastic & rubber) for cost & durability. Once we purchase the baseboard we would like to put together a group of volunteers for installation.

Munyan's price has been submitted to the flood adjuster. 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. Our first estimate was received for drywall in unit was received from Jason Sutliff Renovations LLC in the amount of \$18,430. The estimate does not include mold remediation, paint or trim.

Andrew has reached out to Eric Collins for a quote - still pending.

2. Ceiling tiles in the southwest parking bays have been removed by Ron Burgess & Jason Sharpless. Please thank our volunteering for save all homeowner's money. Shawn will proceed to prep and paint. Once complete we will repair the southeast parking bays.
3. T-Mobiles equipment fell and tore our roof material. The roof was repaired by our vendor and T-Mobile was sent the bill for reimbursement. To date we have not been reimbursed. Andrew has been asked to elevate this to our lawyer if funds are not received within the next 30 days

New Business

1. While looking for ways to cover some of our unbudgeted expenses caused by mother nature, Ron Burgess suggested we re evaluate the use of the recreational vehicle lot and create a lot for golf carts with potential to sell the spots to unit owners. After discussion amongst board members, it blossomed to include the sale of the two parking spots and storage lockers the association owns.

Our current bylaws state we would need 100% of owners and their mortgage companies to vote yes to sell any common property. It has been agreed upon that we try to amend this to 75% of owners

2. The County will be performing a steam test on the sewer systems in Gulf Harbor.
3. Fees increases for 2025 were discussed and agreed upon as follows
 - a. When power is restored, the washer will increase to \$2.00 per load and the dryer \$1.50 per load
 - b. The fee to store a bicycle in the bike room is \$50.00 per year. We hope residents will remove their bikes if they are not using them, which would allow us to enforce the rule that no bikes

are allowed in units. The board will also evaluate ideas too store more bikes in the current room.

- c. The recreational vehicle lot annual rental fee has increased to \$600 for spot #2 - #8 and \$480 for spot #1
- d. The annual fee for the for a lottery parking spot has increased to \$900

A motion was made by Jody Pavlak, seconded by Ron Burgess to accept the increases. Motion Passed unanimously.

General Rules & Regulation Reminders

1. Per our bylaws, washer & dryers are not allowed in units.
2. There is to be no furniture left on the walkways when not in use. It is a fire hazard. Any furniture left in common areas for an extended period will be discarded.
3. Any guest staying here more than 30days must have a background check. The forms can be found on our website.
4. It's time to do New Year cleaning of dock boxes & parking spots
5. If you spill something, please clean up your mess! Please do not leave trash laying around in common areas.

Adjournment

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

The meeting was adjourned at 7:25 PM

Minutes submitted by: Jody Pavlak