

THE CASTLE COUNCIL BOARD MEETING MINUTES

Feb. 24, 2025

Call to order The meeting was called to order at 6:08 on February 24, 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
- 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 Burgess

1. Bank account balances as of 01/31/2025

Operating funds	\$ 296,362.23
Reserve funds	<u>\$ 253,097.87</u>
Total funds	\$ 549,460.10

2. Actual vs Budget as of 01/31/25

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Revenue (excluding Boat dock Income)	\$ 125,099.59	\$ 78,815.60	\$ 46,283.99
Expenses			
Operating Expenses	\$ 90,626.65	\$ 70,193.23	\$ (20,433.42)
Non-SIRS Reserves	\$ 3,628.01	\$ 3,628.01	\$ 0.00
SIRS Reserves	\$ 4,994.34	\$ 4,994.34	\$ 0.00

3. Delinquencies as of 01/31/25

Maintenance Fees 2024	\$ 13,159.12
Maintenance Fees 2025	\$ 10,081.92
NSF fees 2025	\$ 24. 0
Legal fees & interest	\$ 253.88
Total delinquencies	\$ 23,518.92 (\$14,200 less than 12/31/24)

Reports

- b) Boat Dock Committee – no report. A meeting has been set for 3/3/25 at 6:00 to elect new officers.
- c) Events Committee – A Super Bowl party was held in the lobby meeting room. Attendance was great and we collected \$70 in donations. The committee is thinking about hosting a St. Patrick's Day 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. Pye Barker is coming to evaluate if we can hook up to the generator to test the pump.
 - 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
 - Initiative to change the voting % in our bylaws to sell common property from 100% to 75% owner approval. Attorney to be contacted
 - Laundry equipment to be updated to accept the future price increase.
 - Hurricane Helene issues
1. **Boss Electric** has submitted a quote.
 - Option #1 \$217,500 with expedited build of approx. 15 weeks (4 months)
 - Option #2 \$182,500 build time approx. 40 weeks (10 months)
 - a. Boss will not guarantee the quoted timeframe, however, has stated that 99% they have met the date in quoted time frames. A \$100,000 deposit (46%) is required on signing and an additional \$50,000 (23%) 4 weeks later. In total \$150,000 or 69% is required before a part is delivered.
 - b. Warranty = 60 days installation and 1 year on manufactured parts
 - c. Does not include replacing underground wire or permit fees

2. **David Bryan Electrics** has requoted with expedited delivery
Option #1 \$ 189,486 with expedited build of approx. 20 weeks (5 months)
Option #2 \$ 182,746 with expedited build of 25-30 weeks (6.25 -7.5 months)
Option #3 \$161,728 with a 189-day lead time (9-10 months).

a. David Bryan will not guarantee the quoted timeframe, however, has stated that 99% they have met the date in quoted time frames. Zero deposit is required on signing. The cost of manufactured parts will be billed upon delivery if parts.

b. Warranty = 1 year installation and 1 year on manufactured parts

c. Both new wiring and permit fees are included in the quote.

In summary,

We believe our flood insurance will now cover \$182,500.

	Boss	David Bryan
lead time	15 weeks	20 weeks
Cost	\$ 217,500	\$189,486
Deposit	\$150,000 (69%)	0
Installation Warranty	60 days	1 year
Parts Warranty	1 year	1 year
Permit fees	not included	included
New wiring underground	not included	included

Ken Anderson withdrew his motion from the previous meeting to contract with Boss Electronics and made a new motion, seconded by Ron Burgess to accept David Byran's 20 week expedited contract option at a cost of \$189,486. Motion passed unanimously.

- The pool heater has been ordered, pending delivery and installation approx. 2/27/24
- Still waiting for flood insurance approval to replace our potable water tanks from Coastal Service at a cost of \$26,945.

PVC baseboard has been chosen based on cost & durability. Munyan has added labor and material to replace 1st floor drywall & baseboard damage from the flood to their existing quote sent to the flood adjuster. Chris will start replacing the baseboard shortly.

Munyan's price to repair the lockers has been submitted to the flood adjuster at a cost of \$232,517. The paperwork was elevated to his supervisor and is still pending signature. Both Andrew and John have been following up with the adjuster so Munyan can file for permits (8-week timetable), order materials and proceed to de & reconstruct.

Furniture and AC's to be ordered to replace flood damaged items.

- Hurricane Milton issues
- a. Proturzn has started to replace damaged drywall in effected units
- b. Shawn will proceed to prep and paint the southwest parking bay ceilings. Once complete we will repair the southeast parking bays.
- c. 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. Per T-Mobile a check has been issued

New Business

1. Pye Barker has replaced a leaking connection on the building's exterior with a new code compliant fixture
2. The Sea Castle blueprints were damaged by the flood. Ken Anderson will investigate how to replace them. Once this is determined Andrew will file the cost with our flood insurance
3. Sid is pitting together a quote to replace some of our electrical panels in laundry rooms.
4. Flood Insurance renewal is 3/26/25. A new elevation study is required at an approximate cost of \$700. Our agents feel that we can expect a significant decrease once the new study is complete & filed with the carrier.
5. Property Insurance renewal is 4/19/25. Our agents anticipate premium relief and expect to have firm numbers in about one month.
6. A motion was made by Ken Anderson, seconded by Ron Burgess to borrow up to \$100,000 from reserves enabling us to sign Muan's contract and produce a down payment to reconstruct flood damage in hallways and common areas on the first-floor level. Money to be returned to reserves when insurance money is received. Passed unanimously.

Adjournment

There being no further business to come before the meeting, a motion to adjourn was made by Jody Pavlak seconded by Ron Burgess. Unanimously approved .

The meeting was adjourned at 6:42 PM

Minutes submitted by: Jody Pavlak