

THE CASTLE COUNCIL BOARD MEETING MINUTES

May 27, 2025

Call to order The meeting was called to order at 6:01 PM on May 27, 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 via zoom
- Ken Anderson – Director - Absent

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 Jody Pavlak and seconded by Jon Snyder 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 04/30/2025

Operating funds	\$ 1,016,779.57
Reserve funds	<u>\$ 280,067.86</u>
Total funds	\$ 1,296,847.43

2. Actual vs Budget as of 04/30/2025

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Revenue (excluding Boat dock Income)	\$ 1,096,452.92	\$ 315,262.40	\$ 781,190.52
Expenses			
Operating Expenses	\$ 315,695.59	\$ 180,772.92	\$ (34,922.67)
Non-SIRS Reserves	\$ 14,512.04	\$ 14,512.04	\$ 0.00
SIRS Reserves	\$ 19,977.36	\$ 19,977.36	\$ 0.00

3. Delinquencies as of 04/30/25

Maintenance Fees 2025	\$ 15,112.28
Legal fees & interest	\$ 253.88
Total delinquencies	\$ 16,513.80 (\$ 315.86 more than 03/31/25)

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.

A motion was made by Jon Snyder and seconded by Jody Pavlak to accept the Treasurers report as. Unanimous

Reports

- A.) Boat Dock Committee – New” No Trespassing” signs have been installed on each dock ramp.
- B.) Events Committee – Thanks to all who attended the Cinco De Mayo and Memorial Day get togethers.

Old Business

- Pye Barker has suggested we wait until the new electrical panels are installed and working to test the water pump. Prior to testing, we will need a new jockey pump which was part of the flood insurance claim.
- 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. Ken has identified 6 building plans that specify that we have a concrete roof. Ken, Ron and Andrew have been asked to meet with the head of the Pasco Building Department to discuss how we correct the county records.
- The process to control the 15% rental cap was amended at the 4/28/25 board meeting (see BOD minutes). The rules & regulations will be updated to reflect the change.
- Initiative to change the voting % in our bylaws to sell common property from 100% to 75% owner approval. Our attorney has advised that to change this bylaw, we would need 100% of owners to vote yes.

- Laundry equipment to be updated to accept the future price increase.
- Quotes for replacing our antiquated camera system are in progress. C
- To date donations from 6 owners totaling \$ 700 have been received to replace the gazebo over the grill. \$1100 is needed before we can proceed. By making these types of improvements we hope to keep the value of our units up.
- West Cobb Electrics (Sid) has submitted a quote totaling \$36,200 to install new electric panels & GFI breakers in 16 laundry rooms to replace worn equipment and meet current code. David Bryan quoted at a cost of \$80,860 and we are still waiting for a third quote. Andrew to confirm that the scope in West Cobb & Davis Bryans quotes are the same.
- The board has received complaints from some owners that the condition of some owners AC vents are unacceptable. Ameritech a board member and a resident will walk the building to identify which units need to clean, sand and repaint their vents. Violation letters will be sent. We may have an option for owners to pay volunteers to do the work. The proceeds would be donated to the association.
- Ameritech to obtain quotes from three vendors to clean & reline all kitchen stacks. And to vacuum clean horizontal pipes in the drop ceiling and storage closets running out to our sewer lines. PRS rates are based on days worked, they have projected an estimated cost of around \$130,000.
- The new flood insurance on our website and our property & casualty insurance are available Please sign in under your personal password and they can be found in official documents
- Hurricane Helene damage repair update
 1. David Bryan Electrics has advised that we are still on schedule to replace our main electrical panels in late July / early August. Please note there will be a period (approximately 4 – 7 days) when electric to the building will be turned off to install new wiring & equipment. This shutdown includes the generator supporting the elevator.
 2. The potable water pumps & tanks will be replaced after the new electrical panels are complete. One quote is available from Coastal Service at a cost of \$26,945. Two additional bids to be obtained.
 3. Most of the PVC baseboards have been installed. To be completed when the sheetrock is complete (pending permits). Proturzn has presented a quote to repair the sheetrock damaged by the flood at a cost of \$5,300 , Munyan quoted \$10,000 and a third vendor is pending.
 4. Southern Building Rehab Group has been hired to replace all locker doors, trim & hardware. As the doors are custom sizes the contractor is waiting for Pasco County permit approval prior to ordering. Once a written approval is received installation should begin in approximately 8 weeks
 5. Furniture for the library and office to be ordered after the drywall repairs is completed in both rooms. Quotes for AC's in the office, library and storage room are in process to replace flood damaged items.

- Hurricane Milton damage repair update
 - a. Shawn is in process prepping and painting all parking bay ceilings. We will paint a small area of the locker hallway ceiling dark blue to determine if it will satisfactorily improve the aesthetics.
 - b. T-Mobiles equipment fell and tore our roof material. We signed an agreement with T-Mobile to accept payment to reimburse our expenses to repair the roof. Receipt of the check is pending.
 - c. A quote from VNPS was received to repair the roof Mansford at a cost of \$5,120. Ameritech to procure two additional bids.

New Business

- New money market accounts have been opened with Cadence Bank and Bank of America to FDIC protect our insurance paid funds while hurricane repair is in process as well as future reserves. In total we currently have four banks and are looking for a fifth.
- Please thank Lena & Sam Aboulhosn for their generous donation of a slightly used Christmas tree for our lobby area.

Welcome new residents: Unit 810 Ryan Conte

General Comments

It is the resident's responsibility to break down cardboard boxes and place them in the trash dumpster. Please do not leave them in the laundry room. Neither our staff or vendors are responsible to throw away your trash!

Owners are ultimately responsible for the actions of their guests and renters. Please make sure they are familiar with our rules and regulations. Kindly have all guests read the pool rules posted near the pool lady's room. Note there are no floats allowed in the pool, no glass and no jumping or hanging on the pool rope dividing the deep and shallow water.

Please do not interrupt Shawn during work hours. Each time he stops work to chat it costs us all money and the work gets backlogged. Residents should notify Andrew if they need any maintenance work. Please email your request to andrewg@ameritechmail.com.

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 6:38PM

Minutes submitted by: Jody Pavlak