

# **THE CASTLE COUNCIL BOARD MEETING MINUTES**

**Feb. 05, 2025**

**Call to order** The meeting was called to order at 6:00 P.M. on February 05, 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 Jon Snyder to waive the reading of the minutes from the previous meeting. Unanimous

## **Reports**

- a) Treasurer report was not given as Ameritech is in process of closing the month end. We will report at the next meeting
- b) Boat Committee – no report. Anita will set up a meeting to elect new officers for the Boat Dock Committee.
- c) Events Committee – A Super Bowl party will be held in the lobby meeting room.

## **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.

Sid added a conduit for the thermostat wiring and Shawn has repaired the holes in the wall.

- 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. Neither quote includes replacing underground wire or permit fees  
 Option #1 \$217,500 with expedited build of approx. 15 weeks (4 months)  
 Option #2 \$182,500 build time approx. 40 weeks (10 months)
  2. Brandon Electric submitted a quote for \$167,944 with a 48 week lead time (11 months). The bid includes replacing existing wires and excludes permit fees
  3. David Bryan Electrics Quoted \$161,728 with a 189 day lead time (9-10 months). Both new wiring and permit fees are included in the quote.

The pool heater has been ordered, pending delivery and installation approx. 2/28/24

The Fob entry system and the Metro Gates entry system on the front door are up and running. Once again, we have a secure building. Please do not let anyone in as you may not be aware if they moved and no longer belong in the building. A new phone number 727-847-0586 will be calling on your phone.

Still waiting for flood insurance approval to replace our potable water tanks from Coastal Service at a cost of \$26,945.

We are evaluating baseboard options (wood, plastic & rubber) for cost & durability. Rubber has been ruled out and plastic seems to be the favored choice as there is minimal maintenance and is cheaper than wood. We have asked Munyan to supply a quote to replace 1<sup>st</sup> floor drywall & baseboard damage from the floor. Quote is pending.

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
  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.

Proturnz has quoted \$14,000 including texture and insulation as needed. Mold remediation or painting is not included.

A motion was made by Ron Burgess, seconded by Ken Anderson to proceed with Proturnz. Motion Passed unanimously.

2. Shawn will proceed to prep and paint the southwest parking bay ceilings. 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 two weeks

### **New Business**

- Dan O'Connell has volunteered to investigate the availability of grants
- The emergency call button in the elevator has been repaired and the alert system is functioning.
- We have been advised that the board can move money from reserves for emergency repairs, however it must be re-paid by year end. This can be used to pay the 50% deposit for our electrical repairs. Risks associated with this is that the insurance will not cover 100% on the third leg and expedited cost from Boss. The pros are repairs will be done sooner, eliminating the need and cost of the generator, laundry and electrical issues will be resolved in 5-6 months (if expedited) vs 10-12 months.

A motion was made by Ken Anderson, seconded by Ron Burgess to sign a contract with Boss Electric, option #1 at a cost of \$217,500 with expedited service. Andrew and Anita to ask Boss to guarantee the timeframe or pay penalty if late and see if they can supply a generator.

### **General Rules & Regulation Reminders**

1. 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 Jody Pavlak seconded by Ken Anderson. Unanimously approved .

The meeting was adjourned at 6:50PM

Minutes submitted by: Jody Pavlak