

# THE CASTLE COUNCIL BOARD MEETING MINUTES

May 18, 2026

**Call to order** the meeting was called to order at 6:01 PM on May 18, 2026 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
- Jason Sharpless - Vice President
- Jody Pavlak – Secretary
- Ken Anderson – Treasurer
- Jon Snyder – Director via zoom

**Proof of Notice of the meeting** – notices was posted on the website, and notification was hung in Sea Castle as required.

## **Read or waive minutes of the last members meeting**

A motion was made by Jody and seconded by Ken to waive the reading of the minutes from the previous meeting. Unanimously approved

## **Reports**

a) Treasurer report was given by Anita Reich

### 1. Bank account balances as of 04/30/2026

|                 |                      |
|-----------------|----------------------|
| Operating funds | \$ 664,442.44        |
| Reserve funds   | <u>\$ 410,832.37</u> |
| Total funds     | \$ 1,075,274.81      |

### 2. Actual vs Budget as of 04/30/2026

|   | <u>Actual</u> | <u>Budget</u> | <u>Variance</u> |
|---|---------------|---------------|-----------------|
| <b>Revenue</b> ( excluding Boat dock Income ) | \$ 354,370.47 | \$ 317,243.68 | \$ 37,126.79    |
| <b>Expenses</b>                               |               |               |                 |
| Operating Expenses                            | \$ 300,310.22 | \$ 268,14532  | \$ -32,164.90   |
| Non-SIRS Reserves                             | \$ 20,563.00  | \$ 20,563.00  | \$ 0.00         |
| SIRS Reserves                                 | \$ 28,535.36  | \$ 28,535.36  | \$ 0.00         |

**3. Delinquencies as of 04/30/26**

|                                   |                    |
|-----------------------------------|--------------------|
| Maintenance Fees 2025             | \$ 9.29            |
| Maintenance Fees 2026             | \$ 5,233.91        |
| Legal fees & interest 2023        | \$ 253.88          |
| Legal fees & interest 2025        | \$ 100.00          |
| Legal fees & Interest <u>2026</u> | \$ 893.92          |
| <b>Total delinquencies</b>        | <b>\$ 6,491.00</b> |

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 Jody and seconded by Ken to accept the Treasurers report as. Unanimously approved

**Reports**

A.) Boat Dock Committee – No report. The BOD advised that the boat committee had been made aware that the lift recently installed in slip 11 has metal pieces too far into the adjacent spot.

B.) Events Committee – We had a fun Cinco de Mayo celebration. Our next event is to be determined.

**C.) Old Business**

- Pye Barker has tested the fire pump and has determined that it needs to be replaced as it is leaking profusely. Per the fire Marshall the controller also needs to be replaced to meet current code. Paco County has determined that our original plans are not acceptable. They are currently stating that we need a much larger fire pump and they will not allow us to put additional load on our current electrical panel.

Pye Barker has proposed two options

1. Electric pump rated for 750 GPM @ 115 PSI  
This would require us to tie into the electric transformer, purchase a 40w generator, wire underground from the transformer, upgrade panels as well as hire an electrical engineer. Total cost estimated over \$210,000
2. Replace the current electrical fire pump with a diesel fire pump at the same requirements mandated by the county for the PSI at the roof. This option is more of a cost up front but a positive option for longevity, the engine will be its own power source and completely rule out the need for an upgrade in the future. The electrical system we have in place now will suffice to run this fire pump. Total cost approx. \$166,255

**As a result of resent cost savings, we feel that we can absorb the additional costs for option #2**

Pye Barker will be at Sea Castle Wednesday 5/20/26, 10:30 AM to discuss our options

- 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. The county basically denied future discussion and stated “You may hire an Engineer to communicate with your insurance company if you wish.” Ken will continue to try to get this resolved
  
- 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.
  
- Ameritech has obtained 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.
  1. PRS rates are based on days worked, they have projected an estimated cost of around \$130,000.
  2. Blueworks \$100,850
  3. Quote from Wind River Environmental is 207,987

Plans have been put on hold as some of the budgeted funds are required to replace the fire pump.
  
- The following quotes for spray foam insulation have been received.
  1. Huntsman Building Solutions with a cost of \$26,469 for 2 inch foam and \$12,853 to apply a thermal barrier and paint. Total cost of \$39,322  
  
\$56,947 for 3 inch foam and paint
  2. Paul Davis \$24,225 for 2 inch foam & paint or \$30,875 for 3 inch foam & paint.
  3. Traditional Construction Services \$28,250 for 2 inch foam and \$35,400 for 3” foam

A motion was made by Jason and seconded by Ken to accept the Paul Davis quote for 3 inch foam & paint. Unanimously approved

## **New Business**

- Wind insurance for the period of 4/19/26 – 4/19/27 has been received at a cost of \$114,992. Last year's cost was \$176,166 representing a 35% rate reduction for a total savings of \$61,174. In addition, the hurricane deductible improved from 5% to 3%.
- During Duke Energy's upgrade one of their subcontractors damaged our irrigation system. We have filed a claim with their insurance carrier.
- A new Insurance appraisal was required for our property. As of May 2026 IP Risk Services, Inc has valued the building at \$23,087,124. A copy of the report was sent to our insurance broker.
- The fire department has advised that 6 parking spots can only be used for compact cars and 1 for motorcycles as they were having difficulty bringing emergency equipment on property. All spots have been clearly marked and we will start towing individuals who ignore the signs. This is for all residents' safety!
- As budget season is quickly creeping up Ameritech has been asked to get quotes to resurface and paint underbuilding parking spots. We will also discuss pros & cons of doing the work using in house staff and volunteers.
- Welcome new residents:  
Jim Walsh purchased unit 614, Michael Clouser purchased unit 712, and Katrina & Jody Formont purchased unit 208

## **General Comments**

New GFI's in the laundry rooms are more sensitive than in the past, If a washer or dryer stops please check the breakers prior to reporting there is a problem. It costs us \$60 each time we bring in the repair man to find it was a breaker.

Please do not leave cardboard boxes in the laundry rooms. It is the resident's responsibility to break down their boxes and place them in the dumpsters on either the east or west end on the ground floor.

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](mailto:andrewg@ameritechmail.com).

### **Adjournment**

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

The meeting was adjourned at 7:04 PM

Minutes submitted by: Jody Pavlak