

The Intercoastal Condominium Association
Board Meeting Minutes

When: May 5, 2025

Time: 5:01 PM

Where: Zoom Meeting

Call to Order

- The meeting was called to order Chad Holland at 5:01 PM

Notice of Meeting

- A notice of the meeting was posted 48 hours in advance, per Florida Statute.

Establish Quorum

- A Quorum of the Board was established: Board members present were Chad Holland, Jeff Decker, Kathryn Oertel Peters, Melissa Tagye-McDonald, and Peggy Gustin.

President's Report

- Peter Peterson has left the board and Kathryn Oertel Peters has joined the board and will be acting as treasurer.

Unfinished Business

- Community Sign
 - Kathy has been looking into getting a new sign for the community. Signarama has given a price of around \$6,000.00.
 - Melissa has a relationship with the person who put in the original sign. She is going to reach out to them for a cost.
 - Kim is going to look into other options.
- Community Sign
 - Kathy has been looking into getting a new sign for the community. Signarama has given a price of around \$6,000.00.
 - Melissa has a relationship with the person who put in the original sign. She is going to reach out to them for a cost.
 - Kim is going to look into other options.
- Parking Lot Issues
 - There have been complaints about the parking situation at the community. There are not specific assigned spots for each unit, there are four spaces for two units. Some owners have worked out a system for parking.
 - Items are being stored in the parking lot and that is specifically prohibited.
 - Items stored in the parking lot may be disposed of by the community cleaner.
- Automatic Door Closure
 - The door closure for units 106 and 206 are not working.
 - Melissa has a handyman who can repair them.
- Keys for Bulletin Boards
 - Kim has 5 sets of keys for the bulletin boards.
- Landscaper

- Kim has a proposal from Ginkgo Landscaping.
- Kim will get a proposal from Landcrafters for landscaping.
- Fire Monitoring Equipment
 - During a recent inspection there were several items that need to be replaced including battery backups. These batteries are approximately \$540.00 each.
 - There are a lot of piecemeal items in the fire system.
 - The phone line for the system is \$200.00 a month.
 - Chad asked Kim to reach out to Piper to see about getting a cellular system that would eliminate that \$200.00 a month cost and get a cost for monitoring.
- AC Reimbursement from Insurance
 - Kathy and Chad spoke to the insurance agent last week and it seemed that all of the information to get additional funds from the insurance company has been submitted.
- SIRs Report
 - There are items on the study that do not align with the association's elements.
 - There has been a request for the company to revise the report.
- Attorney Issues
 - There are two units in collection with the attorney. One is moving forward to foreclosure, and the other is getting ready to have a lien placed.
 - Unit 104 has repairs that need to be completed by the residents. If they are not completed in 10 days, the board will move forward with litigation.
- Sewer Line Cleaning
 - Tom Plumber has provided a proposal for \$8,900.00.
 - Wind River has provided a proposal for \$1,800.00.
- Landscaping Installation
 - The board is looking to get proposals for hardscaping and xeriscape plantings.
- Pool Heater
 - It was decided that the pool heater can wait for repair through the summer.

Open Forum

- It was mentioned that it might be nice to allow some storage of personal items in the common areas. However, the board felt this could lead to more issues arising.

Adjournment

- A motion was made by Chad to adjourn the Board Meeting at 6:02 PM.