

The Intercoastal Condominium Association
Board Meeting Minutes

When: June 2, 2025

Time: 5:00 PM

Where: Zoom Meeting

Call to Order

- The meeting was called to order Chad Holland at 5:02 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, and Peggy Gustin.

Approve Minutes of Last Meetings:

There were no minutes available for approval. They will be provided at the next meeting.

President's Report

- Chad would like to get some proposals for rocks or shell landscaping.
- Chad would like to get proposals for drainage cleaning.
- Chad has been in contact with the association's attorney about the two seriously delinquent accounts. Both of these accounts will have their next steps happen at the end of June.
- Chad found a company to cut the small amount of grass at the property.

Unfinished Business

- Milestone Repairs
 - SAC Home Remodeling has been engaged by the board for a cost of \$9,416.00 to make repairs for structural beam remediation.
- Repayment of Loan to Reserves
 - Chad discussed paying back the \$85,000.00 that was borrowed from the reserves to the operating account. It was determined that there were sufficient funds to pay back this loan.
 - The Ameri-Tech accounting department will be informed of this decision.
- Insurance
 - Chad has spoken to Anthony at PCS insurance. They are expecting to be getting in quotes soon as they come in about 28 days before renewal.
 - Chad and Kathy also spoke to the flood insurer, and they are waiting to hear back about additional funds that were paid out for air conditioning units.
- Piper Fire
 - Chad has been speaking to Piper Fire about the monitoring of the emergency alarm system. The association is currently paying \$250.00 a month or \$3,000.00 a year.
 - Piper is offering a cellular system that would be \$1,1000 for hardware, and \$540.00 a year for monitoring, which would be a significant savings over time.
- SAC Decking Replacement

- Chad mentioned that Sean was offering to do the decks on the balconies for everyone. This would be a resident responsibility, and the approximate cost would be between \$3,000.00 and \$4,500.00.

New Business

- Termite Activity
 - Jenny called Terminix and asked they schedule to have units 101 and 202 inspected.
 - It was determined that no one is happy with Terminix, but they are tied to them until February of 2026.
 - The board wants to try and get a tenting done in September.
 - The board has asked that the entire building be inspected, and based on that inspection, a tenting be requested.

Open Forum

- A resident asked that the shed door entry be replaced. It was decided that the handyman could do this job.
- It was mentioned that there was a loose bolt on an AC stand. Jenny was asked to call them to have them inspect all stands.

Adjournment

- A motion was made by Chad to adjourn the Board Meeting at 5:53 PM.