

Intercoastal Condominium Association Board of Directors Meeting Minutes

When: January 5, 2026

Time: 5:00 PM

Where: Zoom Meeting

Call to Order

The meeting was called to order by Chad Holland. Initial technical difficulties were noted; however, the meeting proceeded once connection issues were resolved.

Establish Quorum - A quorum of the Board was established.

Board members present: Chad Holland, Kathryn Oertel-Peters, Josh Oster, Justyna Tchorani. **Also present:** Susan Ables, Property Manager

Notice of Meeting - Notice of the meeting was posted at least 48 hours in advance in accordance with Florida Statute.

Approval of Minutes of Last Meeting - A motion was made to approve the November Board Meeting Minutes.

Motion: Approve the November Board Meeting Minutes as presented.

Vote: Approved unanimously.

Review of Financials

Susan reviewed the Association's financial position. The operating account balance was reported at approximately **\$26,640**, which includes a **\$15,073 insurance rebate**. Funds related to Units **104 and 201** remain pending with the Association's attorney. A foreclosure court date for the delinquent account is scheduled for mid-February.

Manager's Report

- No update was available regarding the new sign installation; Susan agreed to follow up with the vendor and provide an email update to the Board.
 - Susan reported on maintenance matters including a water leak associated with Unit 104 and pending confirmation of repairs prior to proceeding with Association ceiling work.
 - A late payment notice related to the pool heater installation was discussed; payment will be monitored and processed once confirmation is received that the old heater has been removed.
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Old Business

Unit 104 Water Leak

- The Board discussed a leak possibly originating from a shower pan in Unit 104. Temporary or final repairs have been made.
- The Board agreed that repairs to the Association's carport ceiling would not proceed until written documentation is received confirming the leak has been fully repaired.
- Susan was directed to obtain verification from the unit owner prior to authorizing any further work.

Painting and Building Maintenance

- Justyna presented multiple painting quotes.
- Priority areas identified included the **pool deck, exterior doors, balcony railings, and metal fascia**. Justyna would go back to the vendors to try and obtain better pricing.
- The Board discussed potential cost savings by combining work requiring lift or boom equipment.

Motion: Approve painting projects not to exceed **\$32,000** for the identified priority areas.

Vote: Motion approved unanimously.

New Business

Drainage and Paving Issues

- Ongoing issues with clogged drains and standing water in the parking areas were discussed.
- Preliminary estimates indicated costs of approximately **\$10,000** for drain cleaning and potential replacement, with additional costs for porous paving solutions in the most impacted areas.
- The Board agreed to obtain additional quotes.

Landscaping

- A proposed landscaping plan for the parking areas was reviewed, with an estimated cost of approximately **\$9,600**.
 - Concerns were raised regarding overall cost, visibility of the new sign, and plant placement.
 - The Board agreed to request revised plans and additional quotes and to revisit the project once anticipated funds are received.
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Additional Items

- **Electronic Consent Forms:** Fifteen forms have been received; several owners remain outstanding. Follow-up will continue.
 - **Smoking on Balconies:** Ongoing violations were discussed. The issue will be addressed in an upcoming owner newsletter.
 - **Roof Fascia/Siding:** Loose metal fascia near Units 204/208 was noted. An inspection will be arranged to determine if repairs are required.
 - **Resident Concerns:** A complaint was noted regarding Intercoastal guests using a neighboring property's pool.
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Adjournment

There being no further business, the meeting was adjourned.