

Intercoastal Condominium Association Board of Directors Meeting Minutes

When: February 2, 2026

Time: 5:00 PM

Where: Zoom Meeting

Call to Order

The meeting was called to order by Chad Holland.

Establish Quorum

A quorum of the Board was established.

Board members present: Chad Holland, Kathryn Oertel-Peters, Jeff Decker, Justyna Tchorni.

Also present: Susan Ables, Property Manager; Melissa Macon; Yuri Tchorni.

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 January Board Meeting Minutes.

- **Motion:** Approve the January 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 \$21,326, with reserve funds totaling approximately \$93,786, for total equity and liabilities of \$115,112.96.

Four units remain delinquent. One unit is currently in foreclosure. A motion for summary judgment for the foreclosure unit is scheduled for February 18, with auction anticipated 35–60 days following judgment.

Manager's Report

Susan reported the pool heater installation was completed at a cost of approximately \$5,600. Final payment will be released once Wi-Fi connectivity issues are resolved. A technician visit was scheduled for the following day.

Electronic consent forms have been received for the majority of units; one remains outstanding.

Outstanding Maintenance Issues

The Board discussed drainage maintenance matters raised at the end of the meeting, including clogged and collapsed storm drains, standing water in parking areas, damaged pavers creating trip hazards, electrical issues in parking areas, and a damaged dumpster fence. Drainage maintenance was identified as a priority before any paving or resurfacing work proceeds.

Old Business

Pest Control (Terminix)

The Board discussed dissatisfaction with Terminix's service and agreed to pursue alternate pest control vendors. Justyna will contact Terminix's area manager regarding current termite issues. Melissa will obtain proposals from alternative vendors. Susan will contact Silver Sun Pest Control to confirm coverage and obtain treatment records.

Painting and Building Maintenance

Logan Painting reported progress on the pool deck, railings, balconies, and lower areas. Minor touch-ups and housekeeping concerns were noted.

Carport Ceiling Repairs

The Board agreed to proceed with repairs despite the associated unit being delinquent, in order to maintain the property.

New Business

Drainage and Storm Drain Maintenance

The Board approved a proposal from Arrow in the amount of approximately \$2,800 to inspect and clean nine storm drains and potentially repair collapsed pavers. Paving work has been postponed until at least May. Susan will coordinate scheduling and underground utility locates.

Electrical and Fence Repairs

Electrical issues in parking areas and a damaged dumpster fence were discussed. Quotes will be reviewed at the next meeting.

Roof Fascia / Siding Repairs

Loose fascia near Units 106/206 was discussed. Photos will be obtained and forwarded for vendor quotes. There is also loose fascia/siding evident on Units 203/204, which will be inspected and repaired.

Additional Items

Susan will forward delinquent ledgers once accounts exceed 60 days. Chad will notify the Board when the foreclosure unit proceeds to auction. Justyna will continue follow-up on the outstanding electronic consent form.

Adjournment

There being no further business, the meeting was adjourned.