

The Intercoastal Condominium Association
Board Meeting Minutes

When: May 14, 2024

Time: 6:00 PM

Where: Zoom Meeting

Call to Order

- The meeting was called to order by Kathryn Ortel-Peters at 12:04 PM

Establish Quorum

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

Residents Present

- Jason Villalta – 204, Justyna Tchori – 107, Andrew McCormick - 208, Greg Minatio – 201, Dan Labarbera – 101, Eric Peterson -110

Notice of Meeting

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

Approve Minutes of Last Meetings:

- A motion to approve the minutes from the December 11, 2023 annual, budget and organizational meeting was made by Kathryn and seconded by Jeff. The minutes were approved unanimously.

Review Financials

- There was a car accident that required repairs to be made and paperwork for the insurance to reimburse today.
- Property insurance property was recently renewed at about \$6,000.00 over budget.
- Flood insurance renewed very close to the actual budget number.
- A past due account recently paid over \$6,000.00 and got caught up.

Manager's Report

- There are quite a few open projects the board would like to work on, but budget is restrictive.
- There continues to be issues with the landscaper and a proposal has been obtained from Landcrafters.
- There have been some leaks in the building and contractors have been reluctant to make repairs and have suggested removing the siding and replacing with Hardy Board.

President's Report

- There was discussion of the water issues in the building recorded in old business below.
- The most complaints that are received are smoking on the patio, using grills on patios and visitors being rowdy.
- As a reminder cables and other utility lines are not to be run in the parking area.
- Although it is early, we are starting to look at the budget for the next year.

Old Business

- Water and Siding Issues
 - Water intrusion is happening from multiple areas, the siding, windows and the wind turbines in the stairwells are all areas where water can get into the building.
 - A committee needs to be formed to review these issues and make recommendations on the proper way to fix these issues in order to keep from wasting money. The first estimate was for over \$300,000.00
 - Kathryn does not agree with stripping off the vinyl siding as there is a concern about weight of removing it and adding hardy board or stucco on the building.
 - Jenny has been in most units twice for the sprinkler system inspection and the termite inspection. She has seen no active leaking.
 - There was discussion that no one currently seems to have active leaks.
 - There was window flashing replaced at 206 and 207 and that seemed to cure problems in those units.
 - Jenny will send an email to see what water intrusion issues might be happening in the community.
 - All water leaks should be reported to Ameri-Tech.
- Accident Money
 - There was an accident in October of 2023 that destroyed the garbage dumpster and the insurance company sent paperwork to get money sent for repairs today.
- Fence Repair
 - The gate is damaged and there is a post at the pool that is leaning and Hage Fence has been contacted to make these repairs, but they have not been done yet.

New Business

- Pool Equipment Repair
 - The pool equipment cover at the pool is damaged. The pool company has referred us to The Pool Works to get the equipment covers. The Pool Works says the covers are so old, they do not have them and they suggested new equipment.
- Landscaping
 - Kathryn would like to look at improving the landscaping in the parking area moving forward.

Open Forum

- It was mentioned that there should be a log in section of the website with resident information. Jenny is going to work with IT to set that up

Adjournment

- A motion was made by Kathryn to adjourn the Board Meeting at 12:58 pm.