

Intercoastal Condominium Association

Annual Meeting Minutes

November 3, 2018

Call to order

Tom Kapper, Shadow Lakes, called to order the regular meeting of the Intercoastal Condominium Association at 10:05am on November 3, 2018 at the Indian Shores Town Hall.

Attendees

Tom Kapper, Shadow Lakes Property
Management
Vince Ciro, 210
Chuck Nelms, 207
Kathy Oertel Peters, 205

Bill Janes, 204
Greg Ingram, Proxy for David Miller 202
Tim Fritzler, 208
Alli Davidson Fritzler, 208
Peggy Gustin, 109

Approval of minutes from last meeting

Tom proposed an approval of the minutes from the last meeting. The minutes were approved.

Approval of proposed budget

Tom proposed the approval of the proposed budget for 2019. The budget was approved. Excess funds will be carried over from 2018 to 2019

Open discussion

Cable TV Contract

Spectrum existing service – basic cable \$33.40/unit plus taxes

Spectrum is offering 100mps internet, 2 HD boxes, 150 channels – \$45/unit plus taxes
5 year term

Open questions:

Can this be a year to year instead of 5 year contract?

Existing service unreliable – issue with the cable coming into the building being old, can this be replaced as part of new contract?

Tom to check with other building who rewired, review cost

Not enough information at this time to make a decision on whether or not to sign the contract, Bill will continue to work with Spectrum, board will communicate via email if/when new contract is signed.

Pilons supporting the building

Several pilons are splitting. Estimator feels we do not have a serious structural issue with all pilons, but some may need additional support. We have a few options including steel jackets and encasing the wood pilons with concrete. Tom and Chuck will continue to monitor the situation and get estimates on options.

↳ Sale was lost due to pylon issues - has anything been done here?

Irma damage

Still missing fascia and have loose siding in areas, Shadow Lakes to address this as soon as possible.

Chuck has been on the roof with roofing company to investigate issues. All significant damage has been repaired, but roof may need to be replaced sooner than anticipated. Most damage within individual units appears to be caused by leaking windows in loft of upper units.

Roof

Chuck to review when the roof was last done, after hurricane roof is worse, estimating the roof is more than 15 years old (maybe 20)

While there is a reserve for roof replacement, a special assessment may be required within the next few years as a new roof is not currently fully funded by reserve

Tom to gather estimates on roof replacement

Pool

Light

Light inside the pool is currently not lit

Shadow Lakes to investigate

Breaker off in pool area – could this be the problem?

Stairs in deep end are loose – shadow lakes to follow up

Solar Heating

Tom feels as though solar heating alone would not be enough to heat the pool

If association member wants to get estimates and provide information, board will review.

Parking

Ongoing issues with parking availability under owner's units

Towing is not the best choice

Vince suggested lines on the ground, maintenance concerns

Board to create a sign to go in stairwells explaining parking to renters

Dryer vents

Shadow lakes to ask if owners are having issues with their dryer vents

Wind mitigation

Wind mitigation form needs to be updated, current version is from (2012). Shadow Lakes will gather estimates for having this done.

Election of 2018 Board Members

Kathy Oertel Peters, President

Chuck Nelms, Vice President

Bill Janes, Treasurer

Alli Davidson, Secretary

Vince Ciro, ??