

SHORELINE TERRACES I CONDOMINIUM ASSOCIATION, INC.

Please reply to:
Sunstate Association Management
5602 Marquesas Circle Suite 103
Sarasota, FL 34233
(941) 870-4920

BOARD OF DIRECTORS MEETING MINUTES

DATE: Tuesday, January 19, 2021
TIME: 1 p.m.
PLACE: **Perico Bay Clubhouse** and Zoom Meeting

Call to Order: The meeting was called to order at 2:45pm.

Proof of Meeting Notice: Proper meeting notice was given in accordance with FL ST 718 and the association's documents.

Establish a Quorum via Roll Call: Four board members present; Dave Crowley, Brad Wagner, and Barry Van Beuren. Pauline Fleischer had an excused absence.

Resignations and Appointments: None.

Review and approve Minutes of the previous regular Board meeting 12/15/20: **MOTION** made by Dave, seconded by Barry to approve with one noted correction under landscape, mulch "unless the All Brite Contractor says there would be no impact on mulch". **MOTION** passed unanimously.

Review and accept the December 31, 2020 financial report

- Dave presented the year end financial statements.
- Dave commented on the owner past due.
- Dave commented on the year end net income and favorable financial impact.
- As of 12/31/20 there were 18 uncleared special assessment refund checks. This will be monitored.
- **MOTION** made by Barry, seconded by Brad to accept the December 31, 2020

Manager's Report

- The action list will be reviewed and customized.
- The first notice of the Annual Membership Meeting will be mailed to all owners.
- Insurance premium should be renewed effective February 1st, 2021. Sunstate will confirm the annual premium for flood insurance.

Unfinished Business: (None)

New Business:

- **Pauline conversation with John from Water Management Committee Irrigation Proposal:** Shoreline Terraces 1 has 8 zones; the cost would be approximately \$1,575 so with the Master Board paying 50% our cost would be around \$788. Monitoring is easy and can be done by more than 1 person. Overall SLT1 is in favor. **MOTION** made by Dave, seconded by Barry to approve the purchase of the smart plan irrigation system as outlined by the Water Management Committee Irrigation Proposal. **MOTION** passed unanimously. Sunstate will notify the PBC Master Water Management Committee. Len recommends a volunteer of SLT1 monitor the system as well.

Landscape

- **General update:** West Bay inspected the irrigation and watering situation. Len will walk the property again to inspect the plants. The landscape contract will be reviewed. The Board and Committee may meet with West Bay. **MOTION** made by Dave, seconded by to accept the plant proposal at building C as presented. MOTION passed unanimously.
- **Pool area:** None.

Maintenance Items:

- **Black pipe replacement project: refund checks:** Checks have been mailed to each owner. Uncleared or returned checks will be reissued as needed, beginning the first week of February.
- **Update & Review Maintenance Log**
 - **823 Stairs:** The board has received two quotes (Sundance Property LLC & Project Eliminators). The Board is scheduling the vendor to have the job completed by February 13th, when the owner returns. **MOTION** made by Dave, seconded by to accept the proposal as outlined by Sundance Property LLC to repair the stairs, contingent upon completion date of February 13th. MOTION passed unanimously. Sunstate will notify Sundance.
- **Water Intrusion: Review and Discussion updates**
 - None reported.
- **Exterior Painting: obtaining quotes:** Pending quotes. Sunstate has the lead.
- **Re-sealing Parking Lot: obtaining quotes:** Pending quotes. Sunstate has the lead.
- **Exterior Lights: Jim from American Pride:** No open issues.
- **Power washing January: January 18-20th, 2021**

Other items

- Covid-19 impacts on Shore 1 operations & rules: Continue to follow CDC guidelines.
- Fire extinguisher / Smoke Detector Annual Inspection of each unit

PBC Master Board Update

- The mangroves trimming is almost complete.
- The clubhouse continues to be closed to private events. The fitness center is also closed.
- It was reported that two owners in the blue roofs have tested positive for COVID 19 and are recovering. A memo is expected from The Master Board President.

General Discussion/Owners Comments

- None.

Adjournment and Next Meeting: With no further business to discuss, the meeting adjourned at 3:45pm. Tuesday, February 16th, 2021 at 2:30pm