

SHORELINE TERRACES I CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

DATE: Tuesday, March 15, 2022
TIME: Immediately following the Organizational Meeting
PLACE: Perico Bay Clubhouse

MINUTES

Call to Order: The meeting was called to order at 2:39pm.

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

Establish a Quorum: A quorum was established with the following members present; Pauline Fleischer, Dave Crowley, Teresa Benoit, Vin Kaminski, and Brad Wagner.

Review and Approve Minutes from 2/15/2022 MOTION made by Dave Crowley, seconded by Brad with one noted correction to approve the meeting minutes as presented. MOTION passed unanimously.

President's Report: Stop signs have been ordered through the Master Board.

Review and Accept Financial Reports Dave reported from the February 28, 2022, financial statements. MOTION made by Brad, seconded by Pauline to approve as presented. MOTION passed unanimously.

Unfinished Business

- Legal notice received regarding Florida State Roofing and Gulf Coast: Attorney Mark Hanson has the lead.
- Florida State Roofing roof inspection: Will be on site, complete the inspection and send the report to the board for review.
- Arthur from Boyd insurance quote: Pending until September.
- Pool electric bill was high: Continues to be monitored.
- Reimbursement for repairs to 821/822: Teresa has been working with the association's attorney, Jeremy Anderson. 821 is responsible for \$2,925, 822 is responsible for \$4,250. The remainder of the invoice, the association is responsible to pay (approximately \$10k). Teresa will email the bills to Sunstate to mail to each owner. Owner of 822, Irina, agreed to pay. Irina also commented on the paint on the lanai needing an additional coat of paint. Teresa will inspect the area. If an additional coat of paint is needed, Jonathan will be contacted. MOTION made by Pauline, seconded by Dave to approve the invoices to the owners and responsibility to pay as outlined. MOTION passed unanimously.
- Recycling: The city and county are discontinuing recycling pick up effective June 3, 2022.
- Storage closet: Pending. Vin has the lead.
- Pye Barker fire extinguisher annual check – due April 2022.

Landscaping:

- Ongoing issues with the pump. The pump switch has been replaced. The PBC Master Water Management Committee is working closely with Brightview.
- Palm disease is being monitored.
- SLT plan for re-landscaping. SLT1,2&3 Presidents met and agreed to install new hibiscus plants. SLT2 will additionally pay for enhancements to their end of the pool at their expense.

New Business

- **Attorney Discussion:** Teresa commented on the delay on communication with the attorney.
- **ARC Request:** The owner of 810 is planning to submit a lanai modification request. Sunstate recommends that the owner complete and submit the ARC request form. Vin is recommending approval and recommends this as a standard to recommend in the future.

Adjournment and Next Meeting April 19, 2022, at 2:30pm at the PBC Clubhouse. With no further business to discuss, the meeting adjourned at 3:32pm.