

SHORELINE TERRACES I CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

DATE: Tuesday, October 18, 2022
TIME: 2:30pm
PLACE: Perico Bay Clubhouse and via ZOOM

Call to Order: The meeting was called to order at 2:30pm.

Proof of Meeting Notice: Meeting notice was posted in accordance with FL ST 718 and the governing documents.

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

Review and Approve Minutes from 9/20/2022: **MOTION** made by Vin, seconded by Pauline to approve as presented. MOTION passed unanimously.

President's Report (Pauline): Pauline provided a summary of storm clean up: Landscaping, dumpsters affected. Pauline is working with the Master board. 801 contacted their insurance company regarding a crack.

Review and Accept Financial Reports (Dave Crowley): Dave reported from the September 30, 2022, financial statements. MOTION made by Vin, seconded by Brad to accept the report. MOTION passed unanimously.

Unfinished Business

- Storage closet / Bike Racks: COMPLETED. **MOTION** made by Vin, seconded by Brad to adopt the bicycle storage rules to be added to the condominium rules and regulations document. MOTION passed unanimously. Pauline will post this at the mailboxes. Vin will draft and **Nicole will send an email blast to owners and add to the website.**
- Carport A – repairs approved. Pending scheduling. Nicole will follow up on timeline.
- Spectrum contract signed.
- Unit 813 roof repair and painting- completed.

New Business

- Mailbox Replacement at Building C: COMPLETED.
- Flood Insurance and General Insurance Renewal: Dave spoke with insurance agent, Chuck Waterhouse. Overall, a small savings for 2022 flood policy premiums due to re-zoning.
- Power washing buildings: Need to schedule. Nicole will get quotes. This is planned for 2023.
- Power washing roofs (not done since 2014 when new roofs were installed): Need to schedule. Nicole will get quotes. This is planned for 2023. SLT2 used Curry Roofing.
- Dryer vents (last done July 2019) Need to schedule. Nicole will get quotes. This is planned for 2023. Pauline recommended to use Amerovent.
- Discuss guardhouse changes from 11pm to 7am coming up: Effective 11/1/22, the guardhouse will have a virtual guard for the overnight shift. Please visit www.pericobclub.com for more information.
- Lamp post lights: Vin changed light bulbs. Vin commented that the lamp posts will need replaced in the future.
- 2023 Budget Planning: Dave, Pauline and Nicole met to review and draft the 2023 budget. The Board reviewed the draft budget. **The budget will be up for approval at the November Board meeting. Sunstate will mail the draft budget to owners in advance.** The current draft proposes the 2023 quarterly dues at \$1875.
- Carport B hurricane damage: Sundance will submit a quote.
- Discuss new homeowners list of names and information: The Board plans to send out a resident information request form for owners to complete and return. This will ensure current files are correct.

Landscaping Updates:

- 1. Cutting down 3 palm trees: Pauline is working with Terry's and Brightview. Brightview confirmed they will match Terry's quote.
- 2. Palm tree trimming: Pauline confirmed there are 22 palms to be trimmed. Pauline will sign the approval.
- 3. Washington palm tree trimming by pool: PENDING.
- 4. Landscaping project building C: APPROVED.
- 5. Grounds (lawn service, tree trimming etc.): Nicole contacted Brightview regarding a 2023 contract.

General Discussion/Owners Comments: (Limited to 3 minutes each on agenda items only):

- Power washing the roof isn't necessary.

Adjournment and Next Meeting: November 15, 2022. With no further business to discuss, the meeting adjourned at 3:38pm.