

Prelude 80 Condominium

Board of Directors' Meeting
Wednesday, July 13, 2017 at 3:00 P.M., Recreation
Room Subject to approval at the next Board Meeting

John Corlito, President
Mike Baisley, Vice President
John Campion, Treasurer
Open, Director
John Gannon, Director

Scott Vignery, Manager
Ameri-Tech Community Management
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Call to order/quorum

The meeting was called to order at 3:00PM by President John Corlito. A quorum was reached as four out of five board members were in attendance.

Proof of Meeting Notice

The meeting notice was posted in accordance with Florida Statutes.

Board members present

John Corlito - President, Mike Baisley – Vice President, John Campion – Treasurer, Sarah Caudell – Director. John Gannon - Director was on vacation.

Others present were Robert Hugenschmidt represented the engineering firm of Robert J. Hugenschmidt, P.E., Scott Vignery, Jim Mateka and George Krupa represented Ameri-Tech Community Management.

Property owners present were Cindy Granger, Marie Lloyd, Julie Wu, Janette Corlito, Carol Giuliano, Russell Judge, Linda Baisley, Mary Murphy, Glenn Caudell and Barbara & Jim Nixon.

Secretary's Report

A motion was made by Mike Baisley to waive the reading of the April 5, 2017 meeting minutes. Second by John Corlito.

A discussion was raised by Sarah Caudell regarding Item 3 "Water Heaters". Sarah Caudell suggested that the word "requirement" should be replaced with "recommendation" and that the water heaters should be replaced "within 30 days" not "when the date on the manufacturer's warranty is about to expire". John Corlito stated that this change in verbiage can be addressed at the October meeting when the proposed additions to the house rules will be discussed.

Vote on motion: 2 Yes (John Corlito & Mike Baisley), 1 No (Sarah Caudell) and 1 Abstain (John Campion).

Treasurers Report

John Campion thanked John Corlito, Scott Vignery and George Krupa for negotiating with Schindler Elevator to lower the costs of elevator service visits.

Unfinished Business

Engineer Robert Hugenschmidt informed those in attendance of the cause of the water infiltration at the building basement and distributed a seven-page report which explained the means of correction. Three separate contractors were solicited and asked to provide separate bids for repairs needed at the north area and the south area based on this report. The qualifications of the three bidders were presented and it was the engineers recommendation to have the company PLM perform the work once the costs have been approved by the board. Due to the cost impact, it was noted that the south area should be corrected first and corrections to the north area can take place at a future date.

Mike Baisley motioned to table this issue until the board has gathered additional information and has received answers to any pending questions. Second by John Campion. Motion carried unanimously.

New Business

Mike Baisley motioned to ratify the six items that the board approved via email and that were also contained in a document dated June 2, 2017 that was hand delivered to all the property owners. Second John Corlito. Motion carried unanimously.

Owner Comments

- Julie Wu inquired if the unit owner with the water leak had been notified. The board informed those in attendance that the unit owner was notified.
- Jim Nixon stated that he has pictures for the association website and wanted to know who to send them to. John Campion asked that the pictures be sent to him in lieu of Ameri-Tech to avoid possible duplication.
- Jim Nixon asked if the list regarding decorating had been sent to the unit owners. John Corlito stated that the list was not sent out and asked Jim if he would help and distribute this list. Jim agreed.
- Cindy Granger distributed a packet to the board that contained additional information that the board may want to use during the new owner interview process and her concerns regarding swimming pool hours of operation.
- Sarah Caudell explained her past research on the swimming pool topic and a general discussion took place regarding the swimming pool operating hours and the definitions of dawn & dusk.
- John Corlito stated that, per the request of a unit owner, the board is obtaining the cost of lighting the pool area and deck. John stated that it is very unlikely that lighting will be installed due to the glare any lighting would cause to several units near the pool. Lighting costs are only being obtained to satisfy the request of a unit owner.
- John Corlito commented on the costs spent to repair the elevators due to misuse. John also stated that George Krupa or a board member must be notified if a unit owner wishes to use the elevator for furniture moving or transport of large material as the elevator needs to be reserved and elevator cab pads need to be installed.
- John Corlito announced that he has received an application from a unit owner requesting to install new flooring. Sarah Caudell reminded the board that approved floor underlayment must be installed to prevent noise transmission.
- Mike Baisley stated that there are several community items that need updating. Sarah Caudell expressed her confidence that the new board of directors will get the job done.

Adjournment

Having no further business to discuss a motion was made by John Campion to adjourn. Second by Mike Baisley. Motion carried unanimously. Meeting adjourned at 4:00PM.

Respectfully Submitted,
James J. Mateka, LCAM
Ameri-Tech Community Management