

# Prelude 80 Condominiums

## Board of Directors' Meeting

Monday, July 17, 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  
Sarah Caudell, Director  
John Gannon, Director

Scott Vignery, Manager  
Ameri-Tech Community Management  
(727) 726-8000, ext. 222  
[svignery@ameritechmail.com](mailto:svignery@ameritechmail.com)

---

**Board members present:** John Corlito, Mike Baisley, John Campion, and Sarah Caudell (absent: John Gannon)

**Others present:** Glenn Caudell, Mary Murphy, Carol Giuliano, Jeanette Corlito, Russell Judge, Jim Nixon, George Krupa and Linda Baisley (Recording Secretary)

1. CALL TO ORDER: John Corlito opened the meeting at 3:00 p.m. and established a quorum
2. PROOF OF MEETING NOTICE: Established by John Corlito (agenda posted July 15, 2017)
3. APPROVAL OF MINUTES
  - **Motion by Mike Baisley seconded by John Campion:** "Table the reading of the minutes of the July 13, 2017 meeting until the next meeting of the Board as the minutes have not yet been posted". Carried
4. APPROVAL OF WATER DRAINAGE PROJECT – SOUTH SIDE OF BUILDING
  - Attached document was provided to all unit owners present. Document provided a project timeline of the Prelude 80 Drainage Project.
  - **Motion by Mike Baisley seconded by John Campion:** "Accept the proposal by PLM Contractors Inc. to do the work on the drainage system for the south side of the building for a cost not to exceed \$20,200.00 with an additional \$520.00 to leave the de-watering well points in place for future use. Carried
    - The drainage system will de-water the area with well points. We are able to keep these well points and use them in the future.
    - Some noise will be incurred during the time the well points are de-watering the area as the pump releases the ground water from the affected area. A housing cover will be provided to reduce the pump noise as much as possible.
    - Civil Engineer, Bob Hugenschmidt will be present during the drainage project. This could start within 10 to 12 days or not until his return in September.
    - It was suggested by the Board a sub committee be created to speak with the Oaks regarding their water issue.
    - Sarah Caudell will call the county and ask if they could spray the wet area on the north side of the building for mosquitoes
5. ADJOURNMENT: Motion by John Campion second by Sarah Caudell to adjourn the meeting at 3:16 p.m.

Respectfully Submitted by  
Linda Baisley

## PRELUDE 80 DRAINAGE PROJECT TIMELINE

1. The previous Board had exploratory holes drilled along the exterior south side of the building to see if it could be determined as to where the water was coming into the building.
2. The previous Board hired Bob Hugenschmidt, the Engineer/Consultant at a Board meeting last year.
3. Bob recommended that we hire a company to come up with a plan to solve the water infiltration problem. The cost of this was \$3500. and it was approved by the previous Board at the Board meeting [January 24, 2017](#) . [Bob also answered questions at that time from owners and Board members.](#)
4. [At the April 5, 2017 Board meeting Bob Hugenschmidt did an Engineering design update. Board members, as well as owners, had the opportunity to have their questions answered about this project.](#)
5. Once the new Board was in place, George and I met with 5 contractors along with Bob Hugenschmidt. The contractors and Bob all brainstormed, with some input from George and I, and came up with a better plan. The rep from Pinnacle design was also there.
6. Since the original plan did not go to full drawings and we were not going to use it, I asked Bob to get a reduction in the price and they agreed and reduced it by \$1200.
7. Bob drew up a plan based on the meeting that he, George and I had with the 5 contractors.
8. On 5/5/17 Bob sent the plan to me; I forwarded it to the Board and Scott for review. At that time I asked Bob to put that plan out for bid.
9. Around 6/1/17 we received 3 bids. I forwarded them to the Board and Scott for review. One was For \$98,800., one was for \$89,800. And one was for \$20,200. All had an additional charge of \$520. for the well points that were used for de-watering to be left in place.. The bid for \$20,200. will include the electric tie in to the Emergency generator - the higher bids did not. I was concerned about the wide range in pricing and asked Bob about this. He said that the 2 higher bids were from larger companies with high overhead. He also added that they were very busy at this time so that would explain their not being competitive. The company with the lower bid was a smaller company . Bob said that they were very well qualified and that he has confidence in them to get the job done and has worked with them before.
10. (FIELD TRIP) I asked Bob to meet with the Board members down in the interior location of the water intrusion so that everyone could see for themselves. Mike, Sarah, myself along with Bob George, Scott and another community manager from Ameritech inspected the location and Bob explained what the procedure would be according to the plan he drew up. [Everyone, especially the Board members, had the opportunity to again ask questions. Bob answered, in depth, every question that was asked. That meeting took place before our regular Board meeting on 7/14/17.](#)
11. [.Bob Hugenschmidt and Scott were present at that Board meeting on 7/14 to again answer any and all questions from the Board as well as the owners.](#)