

MINUTES approved 2-25-25
BOARD OF DIRECTORS' MEETING
January 28, 2025

Call to Order: Bill Steenburgh called the meeting to order at 9:00 AM.

Directors Present:

Bill Steenburgh in person
Jimmy Lammon in person
Carole Maeder in person
Juliane Mondano in person
Shawn Parker by speakerphone

Bonnie Schinke CAM, several units represented in person and on speakerphone, were also present.

Approval of Minutes:

Carole Maeder moved, seconded by Juliane Mondano, to approve the minutes of December 17, 2024, as presented. All voted aye. The motion passed.

OFFICERS REPORTS:

President- Bill Steenburgh

1/28/25

President's Report

- **Thanks, Recognition and Asks**
 - Thanks to Sorrento staff, Board and all committee members for all the work in 2024, as well as getting the building ready for the 2025 season. As the building ages, there are challenges that continue to come up. Bonnie will be providing update in Manager's Report, as well as continuing to update the action register on Sorrento website.
 - We are in process of looking for owners interested in participating on Sorrento Board for 2025-2026 (see January 21 notice for

additional information). Also interested in participation in various committees that keep our building looking great, running efficiently and enabling community.

- Executive Summary of Financials (Shawn will provide details when YE numbers are available)
 - Final 2024 financial statements not yet available from accounting firm (YE numbers usually available in early February).
 - YTD financials will be better than plan and YOY. Any excess has been applied to 2025 operating expenses in our budgeting process.
 - Net news for 2025 was positive and unit owner assessments declined 5.8% YOY (operating down 10.5% and reserves up 14%)!
 - 2025 financial goal supports our strategic plank of *Building value - preserving and augmenting unit owner's investment*. We will fund ongoing maintenance, needed repairs as well as Sorrento building improvements out of current operating budget and reserves. If we work effectively, I remain optimistic that we can accomplish above and still lower unit assessments again in 2026. We do have financial opportunity in our insurance funding and will discuss more later.
 - From a reserve perspective, we are in process of funding new tower roof and generator replacement (or repair). Within next couple of weeks, we will be completing assessment of other reserve projects for 2025. Currently hallway and social room renovations, as well as potential patio improvements under consideration. We have had discussions with realtors on their thoughts on best improvement opportunities to help owner value. Feel free to provide input to Bonnie or any board member.
- Selective comments for Old Business
 - Pet Policy
 - Have discussed exceptions and modification to pet policy in two previous meetings.
 - Pet survey - Thanks to all for input on survey. 59 responded (82% response rate) and 56% were in favor of modifying the pet policy.
 - Motion to modify Pet Policy in amended Sorrento rules and regulations to include two dogs, no more than 15 inches tall

at the shoulder (no other amendments proposed). Special thanks to Rules and Regulation Committee members for their involvement.

- Tower Roof Replacement Update – We have contract with SOCOTEC (engineering consultants that did our Reserve Studies). They have developed bid specs (we are working with them on modifications), managing the bid process (will start in early February) and ensuring work is done to specs. Goal to have signed contract prior to insurance renewal and work completed prior to Hurricane Season. This project will be funded out of Structural Integrity Reserve (SIRS) and will have a favorable impact on our insurance rates.
- Navona Cover for Upper Level Parking – We have been in contact with their GM and President. They have design approved and are targeting work to begin in later spring after the “season” is over to avoid parking challenges for residents. We have provided some input on potential design changes and are awaiting their input.
- Selective comments for New Business
 - Generator – Generator motor seized up and we are looking at replace/repair options. We do have portable generator on the side of the building to cover us for emergency situations until we a generator up and running. Work in process on potential options. Funding will be from Structural Integrity Reserves (SIRS).
 - Insurance Renewal - We are targeting significant opportunity in rates this year. We are in a softening market and need to make sure we take maximum advantage of it. From an education standpoint, there are 8 primary factors that affect our rates. Five are out of our control (geographic location, type of construction, age of building, claims history and insurable value). Three are in our control (exterior openings, age/condition of roof and agent representation). We are strongly considering changing insurance agency. Have met with partner at new agency and came away very impressed at how knowledgeable and prepared partner was, as well as risk management services/processes they use throughout the year to improve our risk profile/costs. They are very proactive and provide many services that our current insurance provider does not. Documented objective “to improve the risk profile of the association throughout the continuous review, development, and implementation of effective risk

- management policies, procedures and controls focused on the mitigation of risk and minimization of losses”. Incremental services include things like; training for CSR policy system, risk management review, liability site review, insurance seminar of owners, droning and pre-mitigation service, mid-term exposure review, etc.
- Unit Renovations
- Meetings-Last Tuesday of Month at 9AM. Every month in season (November through May) and every other month for balance of year (no meetings in June, August and October)
 - Board Meeting dates for coming year
 - 2025 – 1/28, 2/25, 3/25 (annual meeting)

Sorrento Condo Association Vision

Strive to enhance the overall quality of life, making Sorrento a desirable place to live, while generating enduring value for all stakeholders.

Key strategic planks

- **Building community** - key point of differentiation for Sorrento
- **Building value** - preserving and augmenting owner’s investment
- **Balanced/Focused Outcomes** - meeting owner needs, as well as Sorrento, employees, and the broader Colony & Pelican Landing communities
- **Financial prudence and discipline**
- **Enhancing collaboration** – owners, board, committees and employees
- **Employee satisfaction** as integral members of the Sorrento community.
- **Adherence to Condo Association laws, rules and regulations**

Treasurer’s Report- Bill Steenburgh stated that the December/year-end financial will be available in February as we are still receiving and paying invoices for 2024. Once we have completed those, we will be able to produce the December financials.

Manager's Report December 2024 - January 2025

1. Guest Suites – 17 nights for the month of December and 0 nights for January
2. Unit rentals

UNIT	LEASE PERIOD	NAME
1002	07/31/24 - 02/28/25	Marjorie Jo Koch & Lawton Koch
202	02/01/25-03/31/25	Glumack, Dennis & Patrica
803	04/01/21 - 03/31/25	Stephen O'Toole

3. Sales- 1901 closed January 14, 2025, to Robert and Agnes Wahlert.
4. Quarterly Fees – two units are yet to be paid.
5. Units for Sale – 802 & 302.
6. Fire Alarm System – All is running well.
7. Fire Sprinkler System—We have passed our 5-year and 20-year inspections.
8. Fire Pump—It was running hot in January. Metro Diesel installed a new thermostat, and it is running well now.
9. Generator—On January 13th, the generator motor seized. We have asked Metro, IPS Power Systems, and TAW Generators for quotes on replacing the generator. Metro installed a temporary generator until a new one is installed.
10. Domestic Water Pumps Are running well. Please let Bonnie or the office know if you notice low pressure or brown water. Sometimes, the reset button needs to be reset.
11. Landscape—On January 13, Crawford (Yellowstone Landscaping) trimmed the palm trees.
12. Pool/Spa—We have one pool heater that is not working; we are waiting on a part. The pool water temperature is staying warm; however, please note that it takes longer for the water to heat up during these colder days and nights. The plumber will be installing a new shower handle at the pool.
13. Building Air Conditioners— Are in good working condition.
14. Building Maintenance—The Windows have been washed. We obtained prices for window washing, and both companies that provide this service for high-rises were similar in price. Our current window washing company's price was lower, so we will continue with Clean Up Group. We usually schedule two window washings a year, once in February and once in November; we just had the windows washed in January, so we will only perform one more exterior wash in November. We have some working lights at the pool. Britannia is working on a quote to address the rest of the electrical issues.
15. Socotec- Submitted the draft specifications for the roof replacement.

16. Roof Report— After receiving the roof replacement specs, bids will be obtained. The goal is to have at least a contract signed for a new roof before the insurance renewal.
17. Postmaster—A letter prepared by Sorrento was sent to the postmaster at the Three Oaks address on January 17th and to the Postmaster on Old 41 on January 21, 2025. We are continuing to have several issues with mail not being delivered properly.
18. Elevator Update- We continue to have elevator shutdown issues with the north elevator. Bonnie and the staff have been resetting a few times a day. We have had Otis and Metro Power Systems here numerous times. The elevator screen shows it is in emergency mode. I have scheduled for February 4th to have Otis, Imperial Fire, and Metro Power technicians here to troubleshoot where the programming emergency power issue is coming from and hopefully correct it.

PLCA Report—Jimmy Lammon stated that the Renaissance vote failed to pass, and they sent some of the members a survey. The beach is scheduled to hopefully open at the end of March. They are working on the septic tanks, which is the holdup. They are offering eco-boat tours in the meantime.

Colony Report—Jimmy Lammon stated an election is coming up in March. The membership voted to proceed with the litigation regarding the insurance. Sidewalk pressure washing will be done this month. Perimeter fencing repairs planned for near future. A committee is being formed for better communications with PLCA.

Social Committee— Jane Mook stated that the Social Committee has hosted three events since the last Board meeting. The first was the tree trimming and pizza party, which had a record number of attendees at 44 and was enjoyed by all. Shawn Parker was responsible for the planning and execution and did an excellent job.

The second was a Desserts and Coffee held right after the first of the year. This year we had 42 residents attending. Manal Samy was responsible for this and did a super job.

The third was a game night which was attended by 13 people. There were three tables of Mexican Train, one friendly game and one cut-throat. This was enjoyed by all who played. Popcorn was served. Judy Wetzel was responsible for this event.

The International Potluck is tonight, and it looks as if there will be a good turnout for this event which is one of the favorites of our residents. We also have the Super Bowl party coming up on February 9th, Billiards Tournament on February 19th, and a theatre outing on February 26th.

Old Business-

Pet Policy— A survey was presented to the owners regarding changing the rules & regulations to allow for two dogs, 15” in height at shoulders at full maturity. 82% of the owners responded and 56% agreed to the change to two dogs. Thank you to Anna Linda and her committee for their work on the amendment.

Motion was made by Juliane Mondano; seconded by Carole Maeder to amend the rules and regulations pertaining to the number of dogs from one to two dogs and the height at maturity to be no more than 15 inches at the shoulder. All voted aye the motion passed.

Tower Roof Replacement—Socotec put together draft specifications for the board and committee to review. There will be a conference call after this meeting with Socotec to go over any input to their draft. It is important to get the bids by April 1st, so we have a signed contract prior to the insurance renewal in May. The project will be funded out of the structural reserves.

Navona Garage Roof— Bill has been in contact with the manager and the board president of Novona. They stated that they have a trellis design for the roof parking coverage. The one row closest to the trees and our building does not show any coverage. We will provide input on this issue. We have a picture and a video for anyone who wishes to see the design. The plan is to begin the garage roof trellis in the spring.

New Business

Generator-The Generator motor seized up and we currently have a temporary generator in place to ensure we have emergency power in the event there is a power outage. We have three companies working on quotes for the replacement or repair of the generator. We plan to use the current diesel tank and not replace it.

Insurance Renewal- Our insurance renews May 9th. There are eight factors that determine the cost of insurance five that are out of our control; insurance value, geographical location, structure, age of building, and claims filed. Three that are in our control; exterior openings, age of roof and agent representative. The cost of insurance four years ago was around \$175,000 and went as high as \$600,000, currently it is over \$400,000. We met with another insurance agent from Acrisure. They have been vetted and have been in business for 50 years. They are able to

provide services to us that we currently do not have. The committee was impressed with this agent and company and will move forward with changing agents.

Unit Renovations - Unit 501 submitted an unit renovation to replace their window film with panorama CX36.

Motion was made by Carole Maeder; seconded by Shawn Parker to approve the 501 unit renovation of replacing the window film to the panorama cx36. All voted aye. The motion passed.

Members' Comments:

Elaine Spero asked if the hallway carpet was next on the list to be done. Yes, the hallways renovations are on the list. We are waiting for the cost of the roof and the cost on the generator, then we will be able to move forward with the hallway renovations. A survey will be sent out to the owners once selections are made. Bill Ribble stated that all high-end hotels have high quality carpets.

Juliane Mondano suggested that we investigate the replacement of hurricane shutters from metal roll down to glass replacement doors and/or windows. Will need to look at the pro and cons of glass hurricane doors/windows and whether they would present any issues for our insurer or increased insurance costs..

Ron Bacskai stated that there are still owners that do not have the furniture socks to prevent screeching. And please do not let your door slam when entering and exiting.

The next meeting will be on February 25, 2025, at 9:00 am.

Adjournment—*Carole Maeder moved, seconded by Juliane Mondano, to adjourn the meeting at 9:58 a.m. The motion passed unanimously.*