

MINUTES
BOARD OF DIRECTORS MEETING
January 23, 2024

Call to Order: The meeting was called to order by Bob Loomis at 9:00 AM.

Directors Present:

Robert Loomis

Tom Connell

Wes Gleason by speaker phone

Jimmy Lammon by speaker phone then in person at 9:15

Carole Maeder

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

Approval of Minutes:

Motion was made by Tom Connell; seconded by Carole Maeder to approve the minutes of December 12, 2023. All voted aye. The motion passed.

OFFICERS REPORTS:

President- Bob Loomis stated that Wes Gleason will be submitting his resignation February 1, 2024. Dan will be retiring soon, a retirement party will be held February 1, 10:00 am in the social room. There are palm trees at the entrance that are dead, they will be removed and the stumps ground. Tom and Bob met with Service Contracting regarding the painting project. It was stated by Service Contracting that with a February start date Sorrento would be offered a discount on the cost. There is a meeting with the engineer, Service Contracting and Sorrento representatives within the next week to finalize the project.

Treasurer's Report- Tom Connell - None currently. The financials were not available from the accountant as of this date as this is year end. Tom will submit to the board his report to the board once the financials are completed.

**Manager's Report
January 2024**

1. Guest Suites – Reserved for 20 nights in the month of January.
2. Unit rentals - Detail below.
3. Sales- None currently

4. Quarterly Fees – We provide extra time in January for owners to pay their quarterly fees due to the late adoption of the budget and the holidays. I have sent out statements for anyone who is in arrears.
5. Units for Sale – 2001, 1601 and 101
6. Fire Alarm System – Imperial performed the fire system inspection in December. There were a few deficiencies that were corrected at a cost of \$1,116.
7. Fire Sprinkler System All is in proper working condition. Wayne Automatic finished up the deficiencies that were on the last inspection.
8. Fire Pump – Running well.
9. Diesel Generator – Running well.
10. Domestic Water Pumps – Running well.
11. Landscape – Will be removing 3 dead palm trees and meeting with Crawford to discuss replacing the dead plants for 2024. We have not mulched the entire property in almost 2 years. We have done some areas as new plants were installed. Trimming of the Hong Kong orchid trees will be done to prevent being top heavy.
12. Roof – Roof Seal, paint/sealant, has come in and maintenance staff is painting the roof.
13. Car Charger- Received \$158.71 from OBE for third quarter 2023.
14. Flood incident- Maintenance was repairing a leaking seal in the men’s common bathroom on 1-10-24 in the process broke the PVC pipe in the wall. Disaster service was called for cleanup and Franzese repaired the broken pipe and replaced the leaking flush parts.
15. Humidity- This has caused some very slippery areas in the garage. Please be careful when walking on wet floors in the garage. We have wet floor signs posted and I have ordered some floor mat runners that will be placed in these areas by the doors.
16. Owners’ requests- I had a request to purchase more shopping carts. We have 8 for the building, when you have finished, please return it so others will be able to use. Shopping carts are not sold individually, the cost to purchase 3 is \$768.48.

UNIT	LEASE PERIOD	NAME
303	08/31/23 - 02/28/24	Marjorie Jo Koch & Lawton Koch
803	04/01/21 - 03/31/25	Stephen O'Toole
1002	05/02/22-04/30/24	Patrick & Constance Gavin
202	01/16/24 -4-15-24	Richard Rahanne Cordick

PLCA Report – Bob stated that the PLCA is looking for Colony reps in the election. The Bylaws are being revised with voting on 6 items, one of the items is a non-vote is a no vote. The beach has reopened and coming along, they are still working on the amenities.

Colony Foundation – Joanne Ribble stated that there is 4 million on hand and a surplus of \$250,000 that owners will need to vote on rolling over. At the members March 18, 2024, annual meeting there are three positions available, one for mid-rise, one for high-rise and one for the home. The CDD is working on the streetlights, they are so old that they are unable to get parts. They will be working on changing these out. This is also the problem with the gates. The gates are obsolete and will need to be replaced. The kayak launch is being repaired. After the last storm the launch area came loose from the moorings. The amount received from the hurricane insurance is in dispute. The Colony did not receive what they were anticipating, the general manager is being deposed this week over the wind policy. Landscaping bids are being taken for the circle and around the Bay Club. The renovations to the Bay Club is ongoing, Bonita Springs permitting department will allow the second and third floor to open even though the first floor has not opened yet. This project is still on budget. Because of shipping issues they are hoping for an April 1, 2024, opening. Please do not go to the Bay Club while it is under construction. Also please be aware there are a lot of vendor vehicles coming in so walk on the sidewalk and keep your vehicles locked even though you may keep it in the garage.

Social Committee -

January 23, 2024

The Social Committee hosted two events since the last Board Meeting.

The first was Happy Hour on December 28th from 5-7 with 23 in attendance. It was enjoyed by all. The second was the Desserts and Coffee held on January 16th with an attendance of 40. Manal Samy was in charge and had a delicious assortment from which to choose. I think those attending probably gained at least ½ pound.

We are having the International Potluck with Polly El-Khashab in charge on January 30th. We are going to try to hold this outside if the weather will cooperate as this is usually one of the largest parties we hold. Also following will be the Super Bowl party on February 11th, Pool tournament on February 19th, Happy hour on February 21st, and Movie night on February 28th.

Jane Mook for the Social Committee

Old Business: Hopper Windows and Slider Rollers- Daydid provided quotes for a group rate on owner's sliders of \$375 per door with options for screens, locks handles and weather stripping. We need 25 sliders signed up with office to receive the discount. It is encouraged that you sign up to be on the list as the noise will be

greatly reduced along with the doors sliding effortlessly. The hopper window seals are also being replaced by the same company; this is a building expense. Last year we had 26 seals replaced. We have budgeted for 25 this year, if you have wind noise or moisture coming in through your hopper window, please let the office know so we may get it scheduled this year.

New Attorney- We received three bids for new law firms, Goode, DeBoest & Cross, Mark Adamczyk and Pavese Law Firm. All were similar in pricing. When our current attorney was nonresponsive Bonnie emailed John Tribelcock with Goode, DeBoest & Cross with a question. He answered back within 5 minutes at no charge. *Motion was made by Carole Maeder; seconded by Tom Connell to change from our current attorney to Goode, DeBoest & Cross requesting that John Tribelcock be our attorney. Motion passed unanimously.*

Owner Comments –

- It was asked if the missing palm tree at the pool could be replaced. Bonnie stated that usually when a palm tree is removed because it was diseased a new palm tree is not suggested to be replaced. Bonnie will check with the landscaper to verify.
- A letter was submitted to ask that the ceiling lights in the south elevator be replaced with brighter lights like the north elevator. Bonnie has asked Otis to help with this issue as the bulbs appear to be installed from the top side of the elevator.
- An owner suggested that residents install water sensors in their units for hot water tanks, washing machines and dishwashers to prevent any possible water damage. These can be purchased at Home Depot, Lowes, or Amazon.
- Jimmy asked that everyone pay attention to the Colony and Pelican Landing meetings to know what is going on in the communities. Please look at the items that are to be voted on these proxies.

The date of the next meeting of the Board of Directors will be Wednesday February 21, 2024, at 9:00 am.

Adjournment – *Motion was made by Carole Maeder to adjourn the meeting at 10:05 am; seconded by Wes Gleason. The motion passed unanimously.*