

**MOLOKAI VILLAS CONDOMINIUM ASSOCIATION  
BOARD MEETING  
MAY 16, 2020**

**CALL IN #**      **1-425-436-6200**

**ID #**   **757017**

**HELD AT:** Key Concepts  
13880 Perdido Key Drive  
Pensacola, FL. 32507

**PRESENT:** Kim Mulholland, Ron Boaz, Steve & Brigitte Crow, Beth Ross,  
Kellie Miceli

**CALL IN:** Mike Schultz, Mollie McLeod and Clay Lawson, 7A

**CALL THE MEETING TO ORDER:**

Kim Mulholland called the meeting to order at, 9:09 a.m. Roll call was conducted and a quorum was established. Proof of notice of meeting was verified. Kellie Miceli made a motion to waive the reading of the minutes from the last board meeting, Ron Boaz second, all in favor, the motion carried.

**OLD BUSINESS:**

Kim Mulholland stated that the status for the protocol to rebuild decks seems to be at a stand still. Kim Mulholland asked Ron Boaz to give an update on the decks. Ron stated that the engineer is slow but, we have a sealed copy for the repairs that need to be done on unit 7A. The decks on the Gulf and River side has not been done, only building 7. Mitch with Fair Price Construction came to Molokai on Thursday (5/14/20) to reinforce the railings and added 2 extra 4 x 4's in the middle of the deck. Mitch stated that the railings can be fixed but, not sure about the decking since it is

concrete and not wooden boards. The decking on unit 7A & 7B are the responsibility of the owner.

Kim Mulholland then asked Mike Schultz for an update on insurance quotes. Mike stated that he is at a dead end and hasn't been able to get any quotes as to date. Kim Mulholland stated that Molokai received a quote of \$1,675.00 per unit, to obtain a bid on the replacement cost, to rebuild the 4 different types of buildings at Molokai a total cost \$6,700.00. We would then present the estimated cost to rebuild to Fisher Brown Insurance to show that we were under insured. Mike Schultz suggested we have one of the beach front units appraised, since they are the most costly to rebuild. Kim Mulholland stated that the master policy has the insured coverage of the 3 B buildings and 3 of the A buildings beach side coverage listed wrong. Rob Remig of Fisher Brown Insurance said they can amend the policy to state the correct coverage amounts for the beach side units. Kim Mulholland stated that this needs to be fixed but, we can still renew the property insurance because it doesn't change the price for coverage. At the last board meeting in January, Kathy Justice stated that she would ask Lacoste Builders to give us an estimate on the cost to rebuild the units. Steve Crow stated that he would reach out to Kathy Justice for the contact information for Lacoste Builders, and have them come to Molokai to view the property. Kellie Miceli made a motion to hire Lacoste Builders, to come to Molokai and give us an estimate on the cost to rebuild one A building, beach side, Ron Boaz second the motion, all in favor, the motion carried.

Ron Boaz stated the the new roofs for the A buildings, beach side, came in under budget. The vents were replaced on the East side because that is where the wind comes from mostly. Off ridge vents were installed because the roof was too steep. The vents are bigger to let more air and heat out.

WDO inspection status, Kathy Justice was going to follow up with this project before she sold her condo. Kim Mulholland stated that the company she was going to contact was Extreme Pest Control and the cost is \$75.00 per building. Mike Schultz stated that we already have Terminix, they can come out and do the inspection. Kim Mulholland and Ron Boaz stated that they would not use Terminix. Kim stated that we need to have someone come to Molokai and repair the areas with wood rot and have

them inspected. Kim Mulholland asked Beth Ross to try and find a handyman for Molokai.

Kellie Miceli stated that we asked David Hubble to contact the owners of 6B and ask them to clean up their rear deck area. The board was informed by David Hubble that he spoke to the owners and they agreed to take the fan down but, they would not remove one of the BBQ pits. As of today nothing has been done. Beth Ross stated that Brenda Beumer was working on that when she was hired. Beth stated that she would look thru the emails and follow up with Brenda to see what has been done.

Kim Mulholland stated that we recently had the pool pavers sealed. Marvin Blankenship did the work for us but, we still have sand on the pool deck even after having someone blow it off. Beth Ross stated that she talked to Marvin and he stated that he would take care of the sand.

#### **TREASURER'S REPORT:**

Kim Mulholland stated that there are no owners in collections as of now. The insurance assessment which is paid in 2 separate installments, the first installment is due May 1, 2020. The pool maintenance is slightly over budget. Repairs and maintenance our total expenses are \$7,000.00 under budget YTD amount. Equipment repairs are over budget, 2/3 of the budget already spent this year. The circuit breaker repair was done and then the whole box was replace. Lawn maintenance is over \$1,000.00, waste removal is under budget, we need to increase the trash pickup to twice a week. Beth Ross stated that she will call and have the trash removal to 2x's a week. Water bill is over budget \$1,000.00, the sewer cost is based on water consumption. Kim Mulholland stated that we had 2 months over \$1,000.00 just on the sewer part of the bill. Kim Mulholland stated she believes it's because of all the power washing that was done. The B decks, beach board walk and the pier were all power washed and then sealer put on the decks. Kim Mulholland stated that we are not connected to the city sewer on the beach side. The beach side has a septic tank. Kim stated that we need to make sure they are not charging us for sewer when we are not hooked up to city sewer. Kim Mulholland stated when she spoke with Larry of Downs Plumbing, he stated that they have it in their notes that the beach side is connected to the city sewer. The capital expenses we have the A decks that cost \$5,500.00. The cost

for the gazebo, walkway and picnic table was \$8,200.00 which was a little over budget. The cost of the roofs on the A buildings, beach side was \$23,000.00 and was under budget. The termite cost is over because of the scare with building 7B, during the inspection for the sale of the unit. Funding the general reserves for first quarter \$10,000.00, like we did previously which is more than we had budgeted. The current bank account balances as of March 31, 2020, General Reserve \$78,906.00, the Operating Account is \$13,720.51, Paint Reserve is \$56,658.07 and the Insurance Account is, \$71,986.63 with a total of \$221,271.21. The new company, Lawnscape Workshop came to Molokai and assessed the grounds and gardens. Beth Ross stated that she would contact them for a report on their findings.

## **NEW BUSINESS:**

Vacation Rental Ban, Beth Ross stated that Escambia County is submitting a plan to the Governor and they are hoping that rentals will start again on Monday, May 18, 2020. Kim Mulholland stated that the lift stations were pumped out Friday 5/15/20, one of the pumps was turned off and the alarms were disconnected. We knew that something was disconnected because we saw a wire that was not connected. This was back in August and they were supposed to come out and give us a proposal as to the cost of repairs to David Hubble but, nobody moved on it. Kim stated that nothing was forwarded to the board because no one has record of it. Downs noticed that the pump on the beach side was not working, there was a towel that was in the pump. Kim stated that in her notes from previous meetings, both of the grinder pumps have been replaced in 2016. Kim researched the transactions for Downs Plumbing and in 2016 they repaired the pump and just replaced just one. The one that they repaired is the one that failed this time. In 2018 David Hubble had Baldwin Plumbing come to Molokai to pump out the sewer. A look at the old maintenance contract with Downs Plumbing needs to be done and we may want to renew it. Kim stated that Downs Plumbing is working on an estimate.

BBQ pits for renters. Kellie Miceli stated that there are renters who come with the portable BBQ pits and use them on the property. If we had a community area for BBQ it would keep the renters from using the cheap charcoal pits on the property. Kim Mulholland stated that Mike Schultz

wanted to revisit the issue of renters not able to use BBQ pits. He is for renters using pits. Kim Mulholland stated that the issue with that is, you can not regulate it. Ron Boaz stated that it is an insurance issue. Kim stated that Mike Schultz talked with Rob Remig and it shouldn't be an issue. Mike would have to explain what he was told. (Mike Schultz had to leave the board meeting at 10:00 am). Kim stated that Mike asked Rob Romig to ask the insurance company if they would cover our buildings if there was a fire started by a renter using a BBQ grill and Rob said yes. Kim stated there is a fine line and it comes from the Escambia County Fire Marshall. They are making the statement on multi family buildings and none of ours are multi family. Kellie Miceli stated that she spoke with Marvin and was told that Florida code, have to have a fence around them. This is to protect a child from running into or to close to the pits in case they were hot. This would have to be voted on by all owners.

Fire Extinguishers on the pier to be repaired and one replaced. One is missing a plastic cover and the whole housing needs to be replaced. Beth Ross stated that she would look into replacing the fire extinguishers.

Kim Mulholland stated that when a unit is sold, Key Concepts should send a copy of the rules, parking passes and the email and contact information of all owners given to new buyers. Beth Ross stated that Key Concepts gives the rules and other information to the realtor to pass to the new owners. Beth Ross stated that Key Concepts does not have any parking placards left. Beth stated that she has decals but no placards. Kim stated that she thought we had more than 2 per building but, David Hubble had told her to make copies of the placards. Kim stated that we need to check to see how many placards were ordered.

Kim Mulholland stated that the buildings are in need of painting. Kim stated that it would be a good time to update the color of paint on the buildings, maybe hire a designer. Someone who can come to Molokai and give us at least 3 different color combinations to present to all owners at the annual board meeting. Kim stated that Siler Brothers Painting has given Molokai a quote of \$86,000.00. Siler Bros. would be using the best quality of paint. It was suggested that a committee be formed, that would look into changing the paint scheme of Molokai. The volunteers are; Kim Mulholland, Brigitte Crow and Kellie Miceli.

The sand on the river side needs to be replenished. Beth Ross stated that she would get a quote for the sand.

Ron Boaz stated that some of the boards and joist on the beach walkover need to be replaced. Ron stated that Mitch with Fair Price Construction will be working on a bid to replace the beach walkover, start from the street, eliminate the steps. The spindles are a high maintenance factor, use horizontal boards instead. The walkover is 155 ft, which some of that is covered with sand. Mitch stated is would take approximately 1 1/2 weeks to complete the rebuild of the walkover. This is the estimate; Material \$9,000.00, Removal \$2,500.00 and labor \$9,500.00.

The shadow boxes on the A buildings beach side need to be repaired. The rear decks on the A buildings, beach side appear to be sinking and need to be addressed.

Due to COVID-19, the board discussed putting rope along the property lines of Molokai to keep others from using our beach front. Beth Ross stated that she would contact Marvin and have it done. Also, Beth was asked to get a NO TRESPASSING sign for the beach entrance.

### **ADJOURN MEETING:**

Ron Boaz made a motion to adjourn the meeting, Kellie Miceli second the motion, all in favor, the meeting was adjourned.

Kim Mulholland asked Kellie Miceli to make an action items list and send out an email. That email was sent out on May 18, 2020 but, I have added it to the minutes of the May 16, 2020 board meeting.

**PROJECTS DISCUSSED AT MOLOKAI BOARD MEETING**  
**MAY 16, 2020**

**HERE ARE A LIST OF PROJECTS/ITEMS THAT NEED TO BE  
ADDRESSED AND WHO VOLUNTEERED TO SEE THEM THROUGH.**

*Beth Ross*

*Look for a handy man to fix or make repairs through out Molokai.*

*When a unit has been sold, the new owners should be sent, rules & parking passes. Obtain from the owner their contact information and email address. Send out an email copy to all owners.*

*Get a quote to replenish the sand on the River Side.*

*Check on the charges from Jubilee for fertilizing and spraying bushes. Who gave them permission to do these services?*

*Check with Lawnscape Workshop as to his findings of Molokai's gardens/ grass, bushes and trees.*

*Purchase a new fire extinguisher for the pier, replace the cover for the one that is on the pier or replace with a new one. Have them installed on the pier.*

*Contact Fisher Brown about the insurance coverage on the mislabeled buildings (beach side) on the master policy.*

*Purchase another NO TRESPASSING sign (one similar to the sign posted on the driveway entrance of the beach walkover) for the beach entrance of the walkover.*

*Wooden steaks with rope/caution tape to keep people from parking on the beach and river side lawn. Have them put out before the Memorial Day Weekend.*

*Check on the status if any, the owners of 6B cleaning/clearing their back deck.*

*Change the garbage pickup to twice a week.*

*MIKE SCHULTZ*

*Mike we are out of placards for every unit. Do you recall how many we purchased? Can you have your friend make more, how much and when? Beth has plenty of the decals at Key Concepts.*

*RON BOAZ*

*Have repairs made to the rear deck of 7A.*

*Have boards/spindles replaced on the beach walkover.*

*Have Mitch with Fair Price Construction give us a quote to replace the beach walkover, so that it can be presented at the Annual Meeting in October 2020. Also need a quote to repair the shadow boxes on the A buildings, beach side.*

*Call Guy Brothers Roofing, they may have a carpenter/handy man who can do repairs/maintenance for Molokai.*

*KIM MULHOLLAND*

*Contact the engineer about his findings of the deck for 7A.*

*STEVE CROW*

*Contact Kathy Justice to obtain the information of her contact with Lacoste Builders. This information is to have Lacoste come to Molokai and give us*

*an estimate as to the cost to rebuild one of the A buildings on the beach side.*

***NEW PAINT COMMITTEE FORMED:***

*Kim Mulholland, Brigitte Crow, Kellie Miceli*

*This committee was formed to explore a potential color change for the buildings of Molokai Villas and present several options for owners to vote at the annual meeting. Hopefully this project can start in November 2020.*