

# **Grand Caribbean at Perdido Key Homeowner's Association**

**DRAFT**

## **Board of Director's Meeting Minutes**

August 10, 2019

13351 Johnson Beach Road, Pensacola, FL

### **1. Call Meeting to Order**

Les Jones called the meeting to order at 9:03 AM CST

### **2. Roll Call to Establish Quorum**

Board Members Present: Les Jones, President  
Jacob Ingersoll, Vice President  
David Hamner, Treasurer  
Betty Sheets, Secretary  
Carl Shackelford

Key Concepts Management David Hubbell, CAM

Owners Present: Chris & Jenny Mayer, 415E  
Steve Green, 307W  
Carol Jones, 413W

### **3. Proof of Notice of Meeting**

Notice was posted on the property 48 hours prior to the meeting in accordance with the Grand Caribbean governing documents and Florida Statute 718.

### **4. Approval of Previous Meeting Minutes**

David Hamner made a motion to approve the Board of Director Meeting Minutes from June 3, 2019. Jacob Ingersoll seconded the motion. All were in favor and the motion passed unanimously.

### **5. Report of Officers**

#### **a. Finance – David Hamner**

David Hamner reported that the Grand Caribbean Treasurer's Report for the month ending July 31, 2019 had revenue of \$58,952 and expenses totaling \$55,700.

Mr. Hamner reported that the revenue was in line and the significant expense variances were:

1. Maintenance Supplies for the month included \$913 for cigarette receptacles, rakes, etc.
2. Security services of \$1,650 were \$1,900 below budget.

Mr. Hamner further reported that the association had seven Owners who were in arrears and they were Odem, 108E in the amount of \$5,990.72 (this unit is in probate), Morrill, 202E in the amount of \$1,617.23, McCray, 206E in the amount of \$2,922.64, (both of these units are in foreclosure) Grand Caribbean, 211W in the amount of \$9,286.95, Edgewater Homes, 212E in the amount of \$3,409.75 (this payment is

expected soon), Curry, 302W in the amount of \$1,245.00 and Mitchell, 316E in the amount of \$1,305.00.

David Hamner presented the Board with increases for the 2020 Budget most significantly insurance, which stands to be increased by 9%. The Board is entertaining an increase of \$10 or \$15 increase in HOA dues for 2020.

**b. Maintenance**

Jacob Ingersoll stated he had no maintenance issues to report.

David Hamner asked if the balcony issues that were brought up at the last meeting the Owner of 302E had been resolved. Key Concepts has made four attempts to the Owner, however the Owner has not responded to meet with Key Concept and Maintenance to resolve this problem.

**c. Building**

Carl Shackelford reported on the following building issues:

- **Boardwalk Steps** – Mr. Shackelford stated that he is continuing conversations to resolve the Boardwalk steps issue with Sandy Key.

After much discussion, Jacob Ingersoll made a motion to accept the bid from Cobia Building Contractors, Inc. in the amount of \$6,373.00. The Cobia bid does not include the County Permit and therefore the motion includes permitting not to exceed \$7,500 as well as documentation from Sandy Key providing approval to build the steps in the drawing Cobia provided. Betty Sheets seconded the motion. All were in favor and the motion passed unanimously.

- **Internet & Cable Update** – Mr. Shackelford stated most all upgraded equipment has been installed by Network Communications. Mr. Shackelford stated that Les Jones and himself would be meeting with Network Communications to discuss continued issues with the Cable service. Mr. Shackelford encourages all future contracts of the magnitude of this contract be reviewed by our attorney.

The East Conference Room and Pool areas have Wi-Fi and the Passcode is Access123.

Owners are again reminded to contact Network Communications direct AND email David Hubbell with date, time and issue so that we can keep track of issues.

- **Security Camera Update** - Mr. Shackelford reported two electrical bids had been received prior to installation of 5 cameras at each building.

After much discussion, Betty Sheets made a motion to accept the bid of Al Knapp in the amount of \$1,700 which includes: Gate #1: run electrical from gate service panel approximately 50' to a predetermined location set by the complex and set a mounting post for camera add (1) photocell light to existing photocell circuit and set mounting post for light. Gate #2: run electrical and photocell circuit approximately 150' to predetermined location set by the complex and set mounting post for both camera and photocell light. David Hamner seconded the motion. All were in favor and the motion passed unanimously.

**d. Landscaping**

After discussion, Jacob Ingersoll made a motion to approve up to \$8,000 for mulching all of the area. Carl Shackelford seconded the motion. All were in favor and the motion passed unanimously.

**6. New Business**

- **Annual Meeting Notifications** will be send out the week of August 12, 2019. The Annual Meeting will be held October 12, 2019 at 2:00 pm at the Perdido Key United Methodist Church, 13660 Innerarity Point Road, Pensacola, FL
- **Election of Officers** will be held and Owners are encouraged to apply for a position on the Board. There are three (3) positions open.

**7. Other Business**

Les Jones stated we had a charter that was drafted by an Owner that Mr. Jones approved for all Committees that would be held by Key Concepts for reference.

**8. Scheduling of Next Board Meeting**

The next scheduled Board Meeting will be held October 12, 2019.

**9. Adjournment**

Mr. Jones made a motion to adjourn the meeting. Betty Sheets seconded the motion. Meeting adjourned at 10:32 AM

Submitted by,

Betty Sheets, Secretary  
Grand Caribbean at Perdido Key Owner's Association, Inc.

**Note:**

*Key Concepts has set up a website for the Grand Caribbean at [gulfcoastarea.com](http://gulfcoastarea.com)*

*Owners should click on TAB MORE about a third of the way down on the page and they will find the Grand Caribbean. Click on the Grand Caribbean and enter the passcode GC2018 Owners will find agendas, minutes of meetings, rules and regulations and by laws*

*Contact Key Concepts at 850 492-5462 for questions about this website or other issues*