

Grand Caribbean at Perdido Key Owners' Association, Inc.
Board of Director's Meeting Minutes

March 27, 2021

East Building Parking Lots, 13351 Johnson Beach Road, Pensacola, FL 32507

1. Call Meeting to Order

Dan Walborn called the meeting to order at 9:07 AM CST

2. Roll Call to Establish Quorum

Board Members Present: Sam Myers
 Dan Walborn
 Chris Mayer
 Rick White
 Betty Sheets

Owners Present: Jenny Mayer, 416E
 Barb White, 301E
 Laura Taylor, 112W
 Daryl Samuels, 415W
 Ken Brown, 403E
 Marilyn & David Farrow, 401E
 Ron O'Neill, 101E
 Judi & Stan Sparrow, 113W
 Michael Jones, 208E
 Brent Eslinger, 312W
 Lori Weitzel, 115W
 Donald Spahr, 407E & 408E
 Bobby & Casey Hargrove, 201E
 Don & Gloria Mersman, 201E
 Dinah King, 304W
 Priscilla Cooper, 402E
 Barbette Driver, 404E
 Michael Moody, 317E
 Tim & Barbara Kewin, 410E

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

Rick White made a motion to approve the Board of Director Meeting Minutes from February 20, 2021 with a couple paragraphs deleted. Chris Mayer seconded the motion. All were in favor and the motion passed unanimously.

5. Report of Officers

a. Finance – Rick White

Rick White reported that the Association is in good financial condition. One Owner that had owned over \$5,000 and had been turned over for collection paid in full and now owes the attorney fees. Mr. White reported that a CD has been cashed and funds have been moved to operating account to be able to pay invoices while waiting on the insurance company to release funds.

b. Maintenance – Dan Walborn

Dan Walborn reported that he and Beth Ross had met with James Abney. Mr. Walborn reported that James has been working modifying the grills and working on the showers. Also, some of the sprinkler system has had to be repaired. And the Board will consider contacting landscaper to maintain lawn monthly.

Rick White reported that he had been in contact with Faithful Pools to give us a bid on making the necessary repairs to the pool equipment caused by Hurricane Sally. We are waiting on the repair estimate to file with the insurance claim

6. Old Business

a. Insurance Update

Rick White reported that the insurance company has only agreed to pay for sheetrock, tape and mud even though both our attorney and the PA attorney disagree. The Board is considering filing a Civil Remedy Notice (CRN). A CRN is a 60-day notice of intent to file a law suit against the insurance carrier for additional items to be covered such as cabinets and countertops.

b. Roof Update

Rick White reported that 99% of the roof is completed and at this point waiting on supplies are the issue.

c. Reconstruction of Front and Side of Both Building Update

Rick White reported the scope of work has been received from BECI Engineers. Once the Board approves the scope of work, the engineer will go out for bids. The Owners agreed at the Annual Meeting in October, 2020 that reconstruction of the front and side of the buildings should proceed at this time.

d. Two Main Gate Update

Rick White reported that the contractor approved by the Board is waiting on material and hopefully the two main gates will be installed by end of April. New remotes will need to be purchased and Owners are encouraged to let Key Concept know if they want a remote. No cost has been determined

e. Rentals

After discussion, Rick White made a motion to continue the current Board policy of no new long-term rentals or short-term rentals and current long-term rentals cannot be renewed at this time. Sam Myers seconded the motion. All were in favor and

the motion passed unanimously. The Board will revisit this issue each month. The Board cannot see any rentals for the foreseeable future.

f. Liability Waivers

Owners and any family member excess of 16 years old must sign a liability waiver form. Contractors who fail to sign a Liability Waiver must have: 1) Workman's Compensation Insurance 2) Licensed in the State of Florida and 3) be insured and bonded.

g. Pool Leveling

Dan Walborn reported that leveling of the cement on the East and West pools that was approved at the February 20, 2021 meeting was completed on March 9, 2021. This work is guaranteed March 23, 2021.

h. Security

After much discussion, the Board decided against hiring security service at this time. It was suggested that the Escambia County Sheriff be contacted to conduct more frequent drive-by's until the main gates and fence are repaired.

i. Pool Furniture

Rick White reported that we have received two bids for pool furniture. After discussion, Chris Mayer made a motion to place the purchase of pool furniture on hold. Rick White seconded the motion. All were in favor and the motion passed unanimously.

7. New Business

a. Assessment

Dan Walborn stated that in order to discuss assessments, a 14-day notice to Owners was required. There will be two assessments: 1) Hurricane Assessment from Owner's HO6 as well as a reconstruction assessment. The Board is hopeful to have more information at the April Meeting.

b. Funding Repairs

After discussion, Rick White made a motion to release to Restore Master \$250,000.00 from the reserve account for interior construction if in fact First Choice shows up the week of March 29th and works the entire week. Betty Sheets seconded the motion. Rick White, Sam Myers, and Betty Sheets were yays. Chris Mayer was nah.

c. Banking

After discussion the Board recommended deferring changing banks at this time.

d. Fencing

Rick White reported that a bid to repair the exterior of the fencing was received from A-1 Hurricane in the amount of \$35,568.

Mr. White reported that bids for fencing around the pools was received as follows:

A-1 Hurricane quoted an Aluma-Guard Ascot 3-Channel fence in the amount of \$49,383

Metalcraft Custom Gates, Rails & Fence quoted a fence at the West Pool in the amount of \$28,782.00 and for the East pool in the amount of \$29,982.00

After discussion, Chris Mayer made a motion to accept the bid for A-1 Hurricane to repair the exterior fence in the amount of \$35,568 and for both pools in the amount of \$49,383. Betty Sheets seconded the motion. All were in favor and the motion passed unanimously. It will take approximately 10 weeks for the fence to arrive after placing the order. Insurance will pay \$51,984 for the damage fence.

e. Zoom

Dan Walborn thanks Sam and Jan Woods for providing the Zoom meeting from their business account. After discussion Rick White made the motion that the Association purchase a Zoom account at an amount less than \$2000.00 a year. Chris Mayer seconded the motion. The motion passed unanimously.

8. Scheduling of Next Board Meeting

The next Board Meeting is scheduled for April 24, 2021 at 9:00 AM.

9. Adjournment

Rick White made a motion to adjourn the meeting. Chris Mayer seconded the motion. All were in favor and the motion passed unanimously. Meeting adjourned at 11:47 PM

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. 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, gate codes, By -Laws and more. Contact Key Concepts at 850 492-5462 for questions about this website or other issues.*

Grand Caribbean is on Facebook and Owners may request to join:
<https://www.facebook.com/groups/GCPKHOA/?ref=share>. This is an UNOFFICIAL group for owners to communicate directly with one another and does not reflect the views of the Board or Key Concept Management.