

**Grand Caribbean at Perdido Key Owners' Association  
Board of Director's Meeting Minutes**

**DRAFT**

June 27, 2020

Gazebo @ 13351 Johnson Beach Road, Pensacola, FL

**1. Call Meeting to Order**

Betty Sheets called the meeting to order at 9:03 AM.

**2. Roll Call to Establish Quorum**

Board Members Present:      Betty Sheets  
   Sam Meyers  
   Rick White  
   Carl Shackelford

Owners Present:                Jamie & Nicole Taylor, 314W  
   Debby McBride, 316E  
   Pauline Myers, 203E  
   Barbara White, 301E  
   April & Steve Wight, 102W  
   Dan Walborn, 302E

Management Present:        Brenda Beumer, Key Concept Realty, Inc.

**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**

Sam Myers made a motion to approve the Board of Director Minutes from November 16, 2019; December 5, 2019 and April 24, 2020. Carl Shackelford seconded the motion. All were in favor and the motion passed unanimously.

**5. Report of Officers**

**a. President - Betty Sheets**

Betty Sheets reported that the Board had experienced more than a few resignations this year. Sam Myers was asked to join the Board in May and both David Hamner and Rick White have been asked to serve on our Board until October 2020.

Since COVID-19 our Legal team has held Webinar's on topics such as opening for rental, safety of opening pools and virtual meetings.

The Financial report ending May 31, 2020 was sent to all Owners in an email a couple weeks ago. Ms. Sheets reported that the Association had cost reductions during April and May by reducing the number of trash pick up, reducing pool maintenance, Gulf Power gave us a 40% discount on electricity, and shutting down the pools earlier than normal.

Major maintenance repairs have been painting pool decks & breezeways, replacing lights in the pool and hot tub, repair of passenger gates, installation of lights at the grills, irrigation repairs, installation of exhaust fans in storage units on going to eliminate mold and maintaining CDC Guidelines for cleaning

The Rules Enforcement Committee met and fined an Owner who rented to a guest with a dog. The fee was \$300, \$150 for the dog being off leash and \$150 because the dog was on property.

After the renovation to the back of the buildings, the Board has been aware that renovations would have to be done to the front of the buildings so therefore a couple years ago the Board made a three-year plan for renovation of the front of the two buildings. That plan was to 1) raise the dues and add that increase to the already established remodel fund, 2) go out for bids in the second year 3) begin renovation in the third year. We are in the process of doing the replacement of the metal wrapping with Concrete Fiber Board (sometime referred to as Hardy-Board) such as was done on the back of the buildings in 2016/17. The metal is moving away from the beams and also water is getting behind the metal and brackets causing corrosion and some are even missing. Last week it was discovered that the walkway at 301W was sagging and stabilizers were installed.

David has agreed to be Treasurer so I would like a motion to nominate David Hamner. Carl Shackelford made a motion to nominate David Hamner as Treasurer. Rick White seconded the motion. All were in favor and the motion passed unanimously.

Carl Shackelford is Secretary; Sam Myers is Vice President and Rick is Director.

**b. Building - Rick White**

Rick White explained that the 3<sup>rd</sup> Floor West balcony on the east side due to the recent storm possibly had excessive water and breached the walkway. This caused additional corrosion and allowed the wood and structure to drop 2-3 inches. Immediately we brought in a contractor to place temporary supports to secure the area until we could get it fixed. We are currently going out for bids for a contractor to finish the work. The plan is to have an engineer review the structural properties of the 2<sup>nd</sup> and 3<sup>rd</sup> floor and systematically review the supports and walkways across the facility. Mr. White mentioned all hangers or metal straps would need to be replaced.

Carl Shackelford made a motion to provide up to \$10,000 for pulling back old cladding on the east end of the West Building from 1<sup>st</sup> Floor to 4<sup>th</sup> Floor and to have a structural engineer review the structure. Sam Myers seconded the motion. All were in favor and the motion passed unanimously.

**c. Maintenance/Cleaning Committee - Sam Myers**

Sam Myers reported that the Backflow at the West Building needed to be replaced as a preventive maintenance issue.

After discussion, Rick White made a motion to appropriate \$7,140 for preventive maintenance to the West Building requesting a 5-year parts and labor warranty.

Carl Shackelford seconded the motion. All were in favor and the motion passed unanimously.

**d. Boardwalk Project - Carl Shackelford**

Carl Shackelford stated that the County has issued a permit to have a ramp built, which has expired waiting on Sandy Key HOA. Mr. Caruso, President of Sandy Key did not want a ramp built due to numerous cited issues they have. They wanted to have the boardwalk lowered. The board agreed back in March to allow Sandy Key to lower the boardwalk, if they could get a permit to do so. Yesterday, we got a letter back from Dr. Caruso and their claim for the delay is Covid-19 and obtaining a permit from County and contractor activity due to limited access. Sam Myers confirmed the county is open and available.

Mr. Shackelford mentioned he is going June 30, 2020 to a meeting with the county on another issue. Mr. Myers has agreed to obtain a meeting with the permitting agency to ask about Sandy Key's permit and about reissuing or renewing as October permit had expired.

Mr. Shackelford reminded Owners that this was open for boards to do for the last 10 years as the only way to put egress on the boardwalk via our legal agreement for the boardwalk with Parasol and Sandy Key. No other Board had applied for a permit to finish the boardwalk.

We as a board have proceeded carefully to try and develop a better working relationship with Sandy Key, and have attempted to get a working solution that suits both complexes. At some point, we may have to go back to our legal council and request advice on moving forward with our permit even though Sandy Key may threaten legal action.

The board can only participate in permitted actions to terminate or provide egress on the boardwalk. This board according to our legal council cannot participate in any other types of construction.

**e. Other Business**

**211W Foreclosure and Rental**

Betty Sheets discussed the opportunity to rent 211W that was owned by the bank and that Grand Caribbean is one of the lien holders. Brenda Beumer offered to obtain legal advice.

After discussion Rick White made a motion to spend up to \$4000 for a new Air Conditioner and move forward with obtaining long-term rental. Betty Sheets seconded the motion. All were in favor and the motion passed unanimously.

**d. Scheduling of Next Board Meeting**

The next Board Meeting was scheduled for August 8, 2020 at 9 AM.

**e. Adjournment**

Rick White made a motion to adjourn the meeting. Carl Shackelford seconded the motion. The motion passed unanimously. Meeting adjourned at 10:45 AM

Submitted by,

Carl Shackelford, 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**.*

*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.*

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