

Grand Caribbean at Perdido Key Owners' Association, Inc.

Draft

Board of Director's Meeting Minutes

August 28, 2021

East Building Library, 13351 Johnson Beach Road, Pensacola, FL

1. Call Meeting to Order

Dan Walborn called the meeting to order at 9:00 AM CST

2. Roll Call to Establish Quorum

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

Owners Present: Jenny Mayer, 416E
Lee Ann Savoia-McHugh, 104E
Michael Jones, 208E
Barbette Driver, 404E
David Hamner, 217E
Ken Brown, 403E
Laura & Val Taylor, 112W
Dinah King, 304W
Sam Woods, 413E
Dennis Shuman, 303E
James Lawrence, 306E
Barbara & Tim 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

Sam Myers made a motion to approve the Board of Director Meeting Minutes of July 31, 2021. Chris Mayer seconded the motion. All were in favor and the motion passed unanimously.

5. Report of Officers

a. Finance – Rick White

i. Status of Finances

Rick White reported that \$62,133.54 of Hurricane Sally Special Assessment had not been paid. The 7 Owners that are delinquent are: Odem, 108E in the amount of \$14,895.56; Adkins, 315W in the amount of \$9318.56; Sparrow, 113W in the amount of \$5720.11; Morill, 202E in the amount of \$5463.06; Brunett/Sabastia, 205W in the amount of \$6930.00; Johnston, 210W in the amount of \$4725.00; Sexton, 402W in the amount of \$4725.00; Plowman, 409E in the amount of \$4961.25 and Hebert, 416W in the amount of \$5395.00. Two Owners are currently delinquent in HOA fees: Curry, 302W in the amount of \$2,841.50 and Weitzel, 115W in the amount of \$1145.00

ii. 2022 Budget

Rick White presented the Board with a proposed 2022 Budget and after much discussion, Betty Sheets made a motion to approve the 2022 Budget with HOA Fees of \$460 per month. Chris Mayer seconded the motion. All were in favor and the motion passed unanimously.

iii. Restoration & Reconstruction Payments

Rick White recommended that final payments be made to Phoenix in the amount of \$548,230.83 and First Choice in the amount of \$400,000.00.

In detail: Phoenix Restoration invoiced Grand Caribbean \$1,919,560.83 and to date paid a total of \$1,371,330.00 leaving a balance due of \$548,230.83.

First Choice invoiced Grand Caribbean \$1,611,151.66 and to date paid \$1,050,000 leaving a balance of \$561,151.66. Mr. White recommended that \$161,151.66 be withheld for the work that First Choice failed to complete.

After discussion, Betty Sheets made a motion to pay Phoenix \$548,230.83 and First Choice \$400,000.00 withholding \$161,151.66 due to the work that had not been completed. Rick White seconded the motion. Betty Sheets, Rick White and Chris Mayer voted yay and Sam Myers voted nay. The motion passed three (3) to one (1).

iv. Insurance Update

Rick White reported that both Grand Caribbean and Front-Line inspectors had toured the property.

v. Restoration of Walkways

Rick White reported that the permits have been filed with Escambia County. MD Thomas is ready to begin work once the permits are issued and will begin with the east end of the East Building. The final contract has not been signed.

b. Maintenance – Betty Sheets

Betty Sheets reported that two cleaners had been hired however the second cleaner had a death in the family and needed to return to his home in Alabama. Work that has been completed are cleaning and organizing maintenance office, supply storage areas as well as the two sheds; repairing a broken PVC pipe on the shower at the West Building, power washed walkways on both buildings, secured the loose boards over both arbors, cleanup around sheds, installation of signs in pool area and assisted Advanced Fire Protection allowing access to units for Fire Extinguishers.

Grand Caribbean is missing the LAST Key for Storage Unit #4 in the East Building and is requesting whoever has that key to return it to Key Concepts so another key can be made.

Work will begin on painting storage rooms in the West Building and building the storage cages in the west end of the West Building along with building the fence around the pool equipment at the East Building.

Maintenance Items that were requested to be addressed are: Repair of Sprinkler system, obtaining a welder to repair stairwells and replacing missing vinyl siding on both sheds.

Other Maintenance Items that were not requested however are on the Maintenance to do list is replacing a door at the West Shed as well as replacing the overhead doors for both Sheds, Painting the East Library, building storage cages in the East end of the West Building after the stairwell reconstruction has been completed, painting of fencing around both pool equipment as well as rebuilding of the West Building backflow fencing.

6. Old Business

a. Perimeter Fence Update

Dan Walborn reported perimeter fence replacement is going on.

b. Beach Access and Main Gates Update

Dan Walborn reported Johnson's Communication continues to have electrical issues due to damaged caused by Hurricane Sally. All gates will be coded the same.

c. Walkway Lighting

Dan Walborn reported Ken's Electric has 2/3 of the lighting and will begin installation this week.

7. New Business

a. Increasing Board size from 5 to 7

After discussion this item was tabled.

b. Annual Meeting

The Annual Meeting is scheduled for the second Saturday in October. At this time no Owner has made application to run for the Board.

Dan Walborn reminded Owners that a quorum shall consist of persons entitled to cast a majority of the votes of the entire membership. Thus, it is important that 68 Owners respond in order for the annual meeting can be held. Also, the funding of the reserves is another issue that is very important. The information going out to Owners reads as follows:

Do you want to provide for less than full funding of reserves than is required by § 718.112(2)(f), Florida Statutes, for the next fiscal/calendar year?

_____ YES _____ NO

The dues will go up substantially (Approximately \$1,250 per month) if the no vote prevail.

8. Scheduling the Next Board Meeting

The next Board Meeting is scheduled for October 9, 2021 at 11:00 AM. The location and time have yet to be finalized. The possibility of having a ZOOM Meeting with only Board Members and a few Owners to assist with counting of ballots was discussed.

9. Adjournment

Betty Sheets made a motion to adjourn the meeting. Chris Mayer seconded the motion. All were in favor and the motion passed unanimously. Meeting adjourned at 10:40 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. 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.

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