

Grand Caribbean at Perdido Key Homeowner's Association
Board of Director Minutes

August 20, 2016 at 13351 Johnson Beach Road, Pensacola, FL 32507

A. Call Meeting to Order

Rick Wilderman called the meeting to order at 10:00 AM CST.

B. Roll Call to Establish Quorum

Board Members Present: Rick Wilderman
Joyce Fuller

**Board Members Present
via Conference:** Stu Weston
Rick White

Board Members Not Present: Keith Dantin

Management Present: Mary Baisden – PSRi

Owners Present: Kenneth Brown – 103, 110, 210, 217, 314, 401, 403, 411, 412
JR Rankin – 210E
Rich Clarke – 209W
Dan Walborn – 302E
Priscilla Cooper – 402E
Lynn Wilderman – 303E
Paul Middleton – 104E, 209E
Kim Rouse – 311W
David Broussard –
John & Libby Austin – 204E
Greg Carleton – 106E
Joey O'Neill – 101E
David & Marilyn Farrow – 401E

C. Proof of Notice of Meeting – Notice was properly posted as required.

D. Approval of Previous Meeting Minutes – Stu Weston made a motion to accept the July 16, 2016 meeting minutes as presented. Joyce Fuller seconded the motion. The motion passed unanimously.

E. Financial Review: Stu Weston presented the financial statement for the Association. Stu asked Mary to follow up on the AR and ensure 60 day notices have been sent. Stu commented that the dues to date are down \$24,000 mainly due to the Klansky non-payment. Stu stated trash and water are over budget as well as gate maintenance and pool supplies. Fire line item is higher due to repairs that were unforeseen and payroll is over budget \$1,000 due to the extra person on payroll right now. Net income is \$1,000 favorable and the construction project had \$80,000 paid out so far. The special assessment funds received are \$691,000 to date. Stu stated the Balance Sheet shows \$81,000 in the operating account, \$82,000 in the reserve account and \$1,000,000 in the special assessment account. There are \$145,000 in payables and \$51,000 in insurance payable. Stu spoke about the budget workshop to prepare for next year's budget and stated that the Board is considering a 10% raise in dues all to go to the reserve account. There would need to be a quorum of all Owners at the Annual meeting to vote to not fully fund the reserve account. If the Owners do not vote to waive the full

funding, the dues will go up to approximately \$550 per month. The next Reserve study is due mid 2017.

F. Committee Reports

- 1. Maintenance Staff Committee:** Rick Wilderman asked Paul Middleton to inform Owners of what maintenance has been accomplished over the last month. Paul states that they have been working on digging up the AC drain lines and there are only 8 left to go. They are extending these lines and putting collars around them. The gate for 401E had to be repaired and light fixtures are being replaced. Paul stated they are hoping to begin painting the pool pergolas in about 2 weeks. Paul also stated that the water pumps were going to be repaired but that the incorrect parts came in. The east parking lot gate continually rolls past the sensors and the sensor needs a hood as the sun is making the gate open and needs to be looked at. The golf cart has been purchased.

G. Old Business:

- 1. Building Project Update** – Rick Wilderman stated that there was a progress meeting with BECI and ZMG on day. The overall schedule is off about 14 days due to rain and increased scope of work. New schedule will be sent to all Owners. The 4th floor balconies have a felt paper on them which was unknown prior and will cause additional work and a different coating to be installed. The contractor is unaware if the same conditions exist on the 4th floor for the West building which will add additional time and costs if there are. Rick stated the contractor will be doing a core sample to see if they can determine if there is felt paper on the 4th floor galleries. September 8th is the next date for the progress meeting and additional information will be published at that time. Rick White stated we needed to obtain security for the Labor Day weekend since there will not be any workers present and to keep the guests off of the scaffolding. Stu Weston made a motion to hire security for that weekend not to exceed \$6,000. Rick White seconded the motion. The motion passed unanimously.
- 2. Storage Units**
 - a. Vent fans** – Vent fan installation has begun. Parts did not all come in at one time but will be installed as soon as arrived.
 - b. Cages** – Installed 4 new cages last month which were rented out. Rick White made a motion to order 4 more cages and Joyce Fuller seconded the motion. The motion passed unanimously contingent on 4 owners requesting lockers.
- 3. Water Pumps** – Paul Middleton stated the parts came in to repair the water pumps but were the wrong parts. New parts were ordered.
- 4. BBQ Pitts** – BBQ Pitts were picked up by Paul and Rick Wilderman and stored in the storage units. Paul is to insure that they stay locked up. Paul will have to work on adjusting the mounting plate as they came predrilled wrong.
- 5. Landscape Contract** – The landscape proposals are too expensive. Stu recommends getting pricing on equipment to bring the landscape duties in house and states another full time person would be needed to help with the work load. Rick Wilderman stated he will work with Paul to

look for the equipment and also to find a contractor who will be able to cut the palm trees next year.

6. 410W and 302E Mold Remediation – DKI to get out and get this project started. Time continues to carry forward and mold will continue to grow.

4. Rental of 211W – The contract to rent unit 211W with GoSouthern Co's was approved at the July meeting and was signed on July 28th. We received the back rent from them for the time that we took ownership in June. WE will continue to receive rent from them until the unit is foreclosed on by the bank.

H. New Business:

1. **Annual Meeting** – Scheduled for October 8 at the American Legion. The Board would like to increase from 5 to 7 members and Rick encouraged all members to put in their applications to be on the ballot.
2. Rick White stated there were 2 items overlooked that were on the past agendas and missing from this one. After a lengthy discussion, Rick Wilderman proposed to readdress them at the September meeting specifically A.) repairs needed on the fire system (missing escucheons, etc.) and B.) the possible need for a termite contract and treatment which we determined has never been done before at least to our knowledge. Rick Wilderman stated we need to move forward on the Hot Tub resurfacing. Perdido Sand is in process of obtaining bids and we need to be able to decide very soon on who and how to do it.

I. Scheduling of the Next Meeting The next Board meeting is scheduled for 10:00 AM CST on September 24, 2016.

J. Adjournment– Stu Weston made a motion to adjourn the meeting. Rick White seconded the motion. The motion passed unanimously. Meeting adjourned at 11:54 am.

Submitted by,

Mary Baisden
Perdido Sand Realty, Inc.