

Grand Caribbean at Perdido Key Owners' Association

Minutes

Special Board of Director's Meeting

December 30, 2020

Key Concept Realty, 13880 Perdido Key Drive, Pensacola, FL 32507

1. Call Meeting to Order

Dan Walborn called the meeting to order at 12:08 PM CST

2. Roll Call to Establish Quorum

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

Owners Present: James Taylor, 314W
Barbette Driver, 404E
Frances Opitz, 404E
Ron O'Neill, 101E
Josie & Larry Strassburger, 105E

Owners on Conference Call: Marilyn Farrow, 417E
David Hamner 217E
Peggy Hammes, 113E
Teresa Earhart, 301W
Becky Kanaoivicz, 213E

Management Present: Beth Ross, 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. Building - Rick White

The only topic up for discussion was the approval of funding for repairs to the walkway and front of the buildings.

Mr. White reported that BECI Engineers had inspected the front of both buildings now that the cladding had been removed, and are now asking us to remove ceiling panels to address damaged beams for further inspection. The east end of the East Building and the East end of the West building appear to have the most damage. Mr. White further reported that the 4th floor of both buildings appears to be unaffected. This work is required for the safety and liability to make the buildings structurally sound before beginning walkway repairs. When the beams are repaired, there will be two 2x4 on either side of the current beams. It was stated that no major repairs have been done on either building since the buildings were built and the codes have changed since they were built.

It was further reported that after Hurricane Ivan, 16 years ago, repairs were not done correctly.

After discussion, Rick White made a motion to approve the funding of \$33,410 for First Choice Services to remove ceiling panels to address damaged beams so that repair of walkways and fronts of building may continue. Chris Mayer seconded the motion. All were in favor and the motion passed unanimously.

Mr. White further reported:

1. Roof work will begin Monday, January 4, 2021
2. Walkway work will begin Tuesday, January 5, 2021
3. Interior work may begin as early as end of week of January 4, 2021
4. Dumpster, Porta Potties and fencing have been delivered
5. Parking only allowed along fence/lake area
6. Owners living on property or staying temporarily and long term Renters must provide their contact information to Key Concept for First Choice so that the contractor knows who is on property at all times in case of an emergency.
7. HOA Insurance company has not identified how much finish out work will be completed per by-laws at this time.
8. Installation of Hurricane rated doors and windows is still undecided
9. Foam insulation between floors is possible. If interested, contact Key Concept immediately to let them know so a price per unit can be determined.
10. Old floor will need to be removed if new floor is installed.

5. Next Board Meeting

The next Board Meeting will be held January 16, 2021 at 9:00 AM at Key Concept Offices and a conference call number will be provided so that Owners who cannot attend will be able to listen in on the meeting.

6. 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 12:59 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.