**MINUTES OF BOARD MEETING**

Date: Monday, October 29, 2018

Place CRB Community Room

Time: 9:00am

(Call in 1 904-512-0115….226381)

**AGENDA**

1. Certify a Quorum of Directors: Board member Lee Christoferson, Richard Lovett and Sandy Matava were present in person and Board Members Tom Simpson and Susan Williams were present via conference call-in.
2. Call to Order: The meeting was called to order by President Lee Christoferson at 9:20am.
3. Proof of Notice of Meeting: Notice of the meeting was sent by post mail, email and posted in the condominium lobby.
4. The minutes of the March 20thth Special Board meeting were approved.
5. Financial report: Tom reports that expenses through September look fine.
6. Update on Summer activities and issues:
	1. There were two thefts of GPS systems on docked boats (units 101 and 601 and neither boats had tarp covers on them).
	2. We were hit by lightning and front and parking lots lights were affected, as were the monitor boxes. Repairs were approximately $2,000. (We need to check our lightning rods).
	3. There are tasks that need to be addressed regularly over the summer. In order to stay on top of these issues, the Board will be creating a Summer TO DO list for Ken. If anyone has any suggestions of things to be added, please let us know.
7. Old Business
8. Sundeck update: we have received bids from three vendors to remove the tile on the Sundeck, grind and repair the concrete underneath the tiles and to coat the floor with an epoxy covering in the flake pattern “obsidian”. The low bid was approximately $16k from Wayne James of Garage Lifestyles & Closets in Bonita Springs. The cost will be covered by the “Spalling Reserve”. The project would be completed before Christmas.

MOTION: Proceed with the removal of the tiles, repair the concrete, and cover the deck with epoxy paint at a cost of $16-18K. Approved unanimously.

1. Elevators: There was further discussion about updating the elevators. Whether the project should be done in pieces (floor and lighting first; panels second). The total cost for both project was $10-$12K/elevator.

 MOTION: To explore fully refurbishing the elevators at a cost not to exceed

 $12k/elevator. Passed unanimously.

 The discussion also included a decision to renew the contract with

 Thyssenkrupp for maintenance. We will also explore options to the current

 emergency phone system in the elevators.

1. Landscaping: Vincent Lawn Service will be undertaking the Spring/Fall landscaping project over the next week. It includes removing old and dying plants and shrubs, pruning all of the palms, planting new flowers and bushes (several gardenias).
2. Other Old Business: we need to address the pool service’s responsibility to wash the edge tile.
3. New Business: Preliminary discussion in preparation for the 10/30 Budget meeting with Collier/Steve Hart. Details to be mailed to all members prior to the Budget Approval meeting scheduled for December 4 at 9am. BOTTOM LINE: there will be no increase in the condo fee for next year.
4. The meeting was adjourned at 10:30am.