

Condominium Association
25901 Hickory Blvd. S.W.
Bonita Springs, Florida 34134

MINUTES OF BOARD MEETING

Date: January 13, 2022
Place CBR Community Room
Time: 9am
(Call in 1 904-512-0115....226381)

1. **Certify a Quorum of Directors:** Board members Lee Christoferson, John Brink, Patrick Koziol, Rick Lovett and Susie Williams were present.
2. **Call to Order:** The meeting was called to order by President Lee Christoferson at 9:00 am.
3. **Proof of Notice of Meeting:** Notice of the meeting was posted in the condominium lobby as well as via email to all Board members and owners.
4. **Approval of Minutes:** The minutes of the December 7, 2021, meeting were unanimously approved as written.
5. **Old Business:**
 - a. **Landscaping:** Sandy Matava reported the landscaping committee, Jane Christoferson, Cindy Brink and Sandy Matava, will hold a meeting on January 25, 2022, with the landscaping vendor. She requested anyone having ideas, suggestions, comments, etc., please forward to her prior to the meeting.
 - b. **Social Activities:** John Brink, reporting for his wife, Cindy, stated that Susie Freeman contacted Cindy to set up a meeting to pass on past social activity information to the committee, Cindy Brink and Maribeth VerHulst.
 - c. **Sundeck:** Lee reported the nothing more regarding the sundeck floor has transpired and discussion is being postponed. The sundeck furniture is starting to look worn and is in need of replacement. Heavier furniture may be needed since the current furniture tends to be blown around during storms. Lee reminded all to call Ken Whitlock if a storm is coming and furniture needs to be sheltered. Susie Williams offered to look into furniture options.
6. **New Business:**
 - a. **Elevators:** After seeking professional opinions and discussion, it has been determined that the elevators are in need of total modernization. Several bids have

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been received and reviewed. Lee introduced Alyssa Donahoo, Sales Representative from TKE Elevator Corporation. TKE is the current elevator company contracted to handle CBR elevator maintenance. Ms. Donahoo gave a presentation outlining her company's proposal for modernization of both elevators at CBR. Total estimate of cost was approximately \$200,000. Ms Donahoo stated she always provides estimates that are likely higher than actual figures in order to avoid any surprise costs to clients. Final costs may be lower depending on an inspection of current equipment to determine if it will meet code. Ms. Donahoo will arrange an inspection appointment. She discussed the new state laws regarding the closure of the elevator doors that will take effect in January of 2024. The modernization process will result in basically totally new elevators expected to last 25-30 years. The only area not included in the price are the inner elevator walls. She estimated that would cost approximately another \$7,000. However, Lee pointed out that there are lower options available depending on what can be retained and what needs replacement. TKE's installation appointment schedule has time available towards the end of 2022. Lee thanked Alyssa for attending and presenting. After the in-depth survey, pricing will be firmed up.

The Board discussed the bid received from Oracle. Lee reported Oracle recently replaced the elevator at Gulf Harbor and did a very good job. The bid was about \$10,000 less than TKE. Lee suggested having the Oracle representative back out to CBR to discuss the project in more detail.

A motion was made to approve the elevator modernization special assessment of \$125,000, which includes \$45,000 currently in the elevator reserve fund. The motion was seconded and approved.

- b. **Entryway:** John Brink reported that he and Rick Lovett have received bids for the replacement of lobby doors and first floor windows. Approximate cost is \$26,650. A separate quote provided for the upper floor windows was \$22,650. It has been decided the upper floor windows do not need replacement at this time. Rick had also received a bid in the area of \$20,000. This option would involve vinyl refinishing rather than stainless steel. Rick also looked into the possibility of refinishing the doors rather than replacing the total door. John Brink also mentioned he received a quote for replacement of the valve boxes. The vendor recommended not removing the entire box since they are built into the wall. The boxes can be painted rather than replaced. This would result in lower cost.

Sandy Matava mentioned the locking mechanism on the south side door was not working correctly. Ken Whitlock will be notified of the situation.

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John will have the vendor revisit the bid since the original bid was from some time ago.

Lee reported the approximate cost of the new mailboxes would be \$5,000. Therefore, total costs for the entryway remodeling would be approximately \$35,000.

A motion was made to move forward on the lobby remodeling to include doors, windows and mailboxes at a cost of \$35,000. John Brink seconded the motion. The Board approved the motion.

7. **Other:**

- a. Lee has noticed a great many dogs at CBR recently. He questioned whether the dogs belong to owners or renters. He reiterated that owners should emphasize to their renters that pets are not allowed on the premises. Owners will be responsible for ensuring their renters are in compliance.
- b. Many owners are not employing a home watch service. As a result, several units have experienced water damage from leaks originating in units above them. Owners are encouraged to arrange for home watch visits. John Brink recommended an educational packet instructing new owners regarding the necessity to turn water off when leaving, having home watches in place, devices to monitor air conditioning/humidity levels, etc.
- c. Kenneth Brafman relayed a problem with Crowder maintaining their air conditioning unit. They were told by Crowder their AC unit needed to be replaced. Mr. Brafman called Haines Air Conditioning. Haines came and replaced all the filters and cleaned the unit resulting in eliminating mold and smell. He recommends seeking a second opinion if they are being told by Crowder they need new AC units. Lee and Rick Lovett have had recent talks with Crowder regarding dissatisfaction with their services and are expecting the situation to improve.
- d. John Brink brought up the quote from Imperial for 12 fire extinguisher boxes. The parts are \$4,600. Lee stated the money has already been allocated and John should definitely call and lock in the price.

8. **Adjournment:** The meeting adjourned at 11:20 a.m.