

**EXECUTIVE COMMITTEE MEETING OF BOCA CIEGA POINT
CONDOMINIUMS, INC.**

A 55+ BOATING COMMUNITY

bcp5150.com

EXECUTIVE COMMITTEE MEETING 1/12/22

A meeting of the Executive Committee was convened and called to order by Tom Montefinese at 9:02 AM in Bayside Clubhouse.

ROLL CALL: Present: Tom Montefinese, Linda Sandler, John Butler, Jim Ellis, Bruce Davis, Tina Keeley & Mike Showerman.

Tom requested a motion to accept the minutes from the previous Executive Committee meeting. Linda made the motion, seconded by Jim and approved by all.

1. Manager's Report – Roofs for Guardhouse\pool shed-

A. American Roofing- \$7000 written bid accepted, and contract signed. They are still waiting on materials to arrive. I just received the notice of commencement, so we are beginning the process of obtaining a permit.

2. Bayside Internet- I had Spectrum increase the speed of our internet to 200 mb in the Bayside Clubhouse. I am taking bids on running wiring with new routers for the clubhouse.

a. Go Cable, LLC- run cable only- \$310

b. A+ Cable Runners- Install Cat 5e cable with antenna to send signal to Club Boca eliminating separate internet at Club Boca and sending internet signal thru Bayside- \$1408.50

c. Digital Ninjas- install Wi-Fi AP Pro w\ ethernet adapters, 8 port gigabyte network switch, run cables, evaluate and secure our internet and computers, and 1 hour of service (\$250 value) on our computers- \$2223.01

d. Talked to several other companies but they did not do what we need.

Resolve: The committee voted unanimously to hire Digital Ninjas to install the above system and to retain them to review our current 9-year-old antiquated computer systems. Also, to get costs of replacing current computers with a LAN system and install better back-up options.

3. Sidewalk repair- Dave Owen will be applying an epoxy patching material to tripping hazards on the sidewalks throughout the property. Please be cautious of the chips in the sidewalks until we can get them filled and eventually replaced. I ordered a new batch of epoxy that comes in a light gray to match sidewalks better. Please do not step in epoxy when you see the cones on the sidewalk, please.

4. Paving- All Phase Paving- \$13,100 to island

\$17,800 around island- \$30,900 for all

Florida Paving- \$ 33,600 around island

\$44,070 around island- \$77,130 for all

ACPLM- \$35,979 for all

Resolve: The committee instructed Mike, with Dave, to identify an engineer who can define specifications to correct the underlying problems causing the structural failure of the asphalt paving and to go back to the providers and get a quote based upon our specs.

Also, to continue to pursue specifications and costs for complete sidewalk replacement.

5. **Xmas Lites-** our grounds crew has finished putting the xmas lights away.
6. **Assessment-** This is a reminder that the reserve assessment was due on 12\31\21. Any unpaid assessments will have to be paid by the condo association as the Federation assesses the associations not the unit owners. It will be up to the associations to collect from the owners not paying. Richard Zacur is aware of this and is ready to assist. We have sent letters to associations for residents who have not paid on 1\7\22.
7. **Directory-** I sent the directory to the printer on Dec. 21,2021. I proofed the directory on 1\6\2022 with several changes. It will be printed and delivered to us shortly.
8. **Guard house Plumbing Backup-** on December 27th,2021 the guardhouse toilet clogged up and flooded the floor in the guardhouse. Martin called Surface Pro. Surface Pro called me to tell me the issue. I called Martin to verify. I called in Dave Owen on maintenance to check on it at 8pm. He could not remedy the situation, so I called Allen's Plumbing to come out after hours to fix because the guards cannot leave their post. Allen's Plumbing came out at 9:30 pm (Mike came in at the same time to oversee and take care of the bill) and had to snake 100 feet to clear the blockage of a rag. The Cost was \$591.

Resolve: Tina suggested we explore having a plumber on retainer for all federation business to reduce costs. Tom instructed her to pursue.

Weiser Security- We have worked out the security contract with the help of our attorney, Richard Zacur. Weiser Security is scheduled to take over on February 1st at 7am. Weiser will retain Sam and Martin to make the transition more seamless.

9. **Allied Universal Security-** I sent them a Certified Letter with return receipt giving them the 30-day notice required in the contract to terminate. They have received and signed for it.
10. **Guardhouse Cameras-** the dvr hard drive has crashed. The cost for a new one is \$378.78.

Resolve: Tom made a motion seconded by John to authorize replacement.

11. **Pointer Ad Pricing-** do you want to increase fees we charge for ads? Here is the current pricing structure:

- \$75-business card
- \$125 – 1\4 page
- \$200- half page
- \$350- full page
- \$30 to insert 370 copies the advertiser brings
- \$50 to insert 370 copies we print

Resolve: The committee decided to maintain current pricing.

12. **Club Boca Patio-** Robert is cleaning and resealing the patio. The cost is \$186.

Tom Montefinese, Chairman – Mike reported that Richard Zacur had approached the current Federation majority shareholders regarding the sale of the common areas to Boca Residents. They have responded that they will not advance any discount on the value of the investment. Tom instructed Mike to request Richard return and ask the shareholders to set an actual price for the purchase so the Executive Committee can evaluate potential consolidation of all Boca properties under the resident's ownership. The goal is to lower HOA's and make it easier for residents to secure mortgages.

Tom raised the potential of purchasing contemporary furniture for Club Boca. Since Dave Slawiak, Vice Chair Facilities was unable to attend the meeting, the discussion was advanced to the next meeting.

Final accounting and bills to each association for any unit owners who have not paid for the 2021 Federation assessment which was due 12/31/21 will be sent out. It is the responsibility of each association to collect or make up for any non-payments. Richard Zacur, our attorney is ready to assist any association with collections. Association Presidents, please contact Mike if assistance is necessary.

Linda Sandler, Vice Chairperson – Linda suggested a yield sign be added to the stop sign at the East end of North Boulevard, since there have been multiple near misses at the entrance gate to Boca. **Please note that incoming traffic from Duhme Road has the right of way and you need to yield to all incoming traffic.** The committee agreed and Tom instructed Mike to add the sign.

Linda mentioned the line of credit and new credit cards previously discussed to streamline purchasing and allow more flexibility in budgeting and reserve transfers. Tom instructed Tina, Boca's Office Manager, to pursue new credit cards and a 200K line of credit from Bank of America.

Bruce Davis, Vice Chairperson, Administration – Bruce reported that the conversion of the current pool equipment with a saltwater filtration system was prohibitive at this time but is a viable option in the future when the current system needs to be replaced. A salt system is significantly less costly to operate, once installed.

Bruce also reported that the current phone system, unified with the Wi-Fi service under Spectrum is the most cost effective at this time. He will continue to look at alternative vendors and cost efficiencies within the Spectrum contract.

Jim Ellis, Vice Chairperson, Finance – Jim read Tina's year end budget which included a \$29,376.49 deficit. This is primarily due to the increase in water/sewer rates which are projected to raise again in 2022. Tom instructed that the amount be amortized appropriately over all the Associations and a bill be presented to each Association President to rectify the deficit.

Reserve transfers of 1,323.19 for sidewalk epoxy repairs and 986.27 for the installation of the double oven was approved.

Note: The insurance premiums were 156K over budgeted estimates.

Note: Final year end balances: \$501,064 Operations, \$708,467 reserves.

John Butler, Vice Chairperson, Activities – John announced that the Newcomers Reception and other activities have been canceled due to the spread of covid at Boca. Please check for updates in The Pointer, the Activities Committee Newsletter and on the Boca Calendar.

Tom made a motion to adjourned at 10:55 AM, seconded by Linda and approved unanimously.

Next Trustees Meeting, 2/9/22 2PM

Next Executive Committee Meeting, 2/9/22 9AM

Extra Note: It's been observed that several residents have been using bags for their curbside trash. Please understand that we have a very aggressive bird and wildlife population at Boca that makes short work and a total mess of the flimsy plastic. **Please curtail the use of trash bags and**

purchase a proper receptacle for your waste. Please do not throw any waste in the canals either.

Extra note II: Whenever I walk my dog, Kaye, I always take extra bags to pick up waste from other dogs whose owners feel no need to assume that responsibility. I seldom return home without one or two extra bags full. To those inconsiderate dog owners, please pick up after you pooch as it is a local law. For those of you with tiny dogs, yes you must pick it up. It's not so tiny that it will disappear.

To All: Thank you for supporting the Executive Committee & enjoy the wonderful weather!

For the Executive Committee,

Bruce Davis, Secretary of Administration

The Executive Committee Meeting on February 9th at 9am in the Pam Mills Board Room

The Trustee Meeting on February 9th at 2pm at Bayside Clubhouse.