

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

A 55+ BOATING COMMUNITY

bcp5150.com

EXECUTIVE COMMITTEE MEETING 3/9/22

A meeting of the Executive Committee was convened and called to order by Tom Montefinese at 9:12 AM in Bayside Clubhouse.

ROLL CALL: Present: Tom Montefinese, Linda Sandler, Jim Ellis, Bruce Davis, Tim Thomas, Jim Klement, Tina Keeley & Mike Showerman.

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

MANAGER'S REPORT

1. **Tennis Court** – Dave Slawiak received the final bid on the new tennis court from Snapsports. The cost is \$71,500 with 50% down and 50% prior to shipping with no return guarantee.

Tom directed Mike to contact Snap sport and request answers regarding the changes in the guarantee and pricing from the original agreement.

2. **Paving-** we are looking into engineers for specifications on:

Karin's Engineering- Street repair \$3,250
Sidewalk repair \$,3250

Dave Slawiak had two other bids. Jim Klement will coordinate with Dave and report.

3. **Defibrillator-** I have received input from Alan Shedler at 511N about deals on AEDs.

- A. New one at \$925 or used at \$590
- B. AED Market: \$665 used \$1195 new
- C. AED Superstore: \$ 1444 new only

Tom directed Mike to purchase two used/refurbished units for Boca based upon a previous motion.

4. **Weiser Security-** we needed one new guard to fill our shifts as 3 Allied guards have moved over to stay at BCP. The new guard Glen quit only a couple of days on the job. They hired a replacement who quit during training which is 40-hour classroom course and an FDLE background check. They are trying to get a new guard but are having difficulty with new employees signing up but then do not show up for hiring, the same problem I have when hiring. They have had supervisors filling in for most of the shifts, but Sam and Martin have had to fill in also. They are diligently trying to get us a new guard. I am in touch with them to get this resolved.
5. **Ricoh Copier-** we have received our new copier on Friday Feb 25 for a savings of \$181 per month. The Milner representative did a great job of transferring our data to the new copier.
6. **Insurance Seminar-** McGriff Insurance will be here on March 15th at 6pm for all residents.
7. **Community Facilities Lease-** I have received two mortgage proposals you will find in your packets to discuss.

8. **Condo 6-** Ruth Maddox, President, has requested we remove the Norfolk Pine next to her unit for fear of falling on building. How would you like to proceed? It is too big for us so I could have tree service do it in May with the palm trees.

Tom directed Mike to secure bids for the removal and to contact McGriff Insurance to see if they will share costs. From a previous positive experience, Bruce suggested getting a bid from Jimmy Willett Tree Service on 66th St. N.

9. **Exercise Room-** the 3 walls in the Exercise room are load bearing walls. We have resident engineer, Mohammed (625-N), assisting us with this issue. I have a contractor, air conditioning company and our engineer meeting today at noon to see what this entails as far as extra costs.

Once final costs are established, a proposal will be made to the Trustees for completion of the project.

10. **Fitness Equipment-** we have 3 bids for equipment:

- a. Bandit Fitness- \$39,938.28
- b. Beyond Fitness- \$38,790.71
- c. Valor Fitness- \$8,000 (equipment is not commercial and complicated to use)

After research, the Committee preference is the Bandit Fitness equipment. Mike directed Tina to research to see if outright purchase, leasing or bank financing is the best path to pursue.

11. **Pool House\Guardhouse Roofs-** they have been completed by American Roofing. The final cost is \$7380.

12. **Termite Inspection-** The grounds crew noticed winged bugs flying around the cart barn yesterday. I called Cameron Termite for an inspection on Monday at 11 AM.

Tom Montefinese, Chairman – Update on purchase of the community properties by Boca residents - Since cost figures to purchase the majority share of the community properties of Boca have been established, Tom has directed counsel to approach the minority shareholders with a proposal. If accepted, all Boca residents will then collectively own the community properties and current barriers to mortgages, reverse mortgages and refinancing posed by lenders will be addressed.

The alternative is to continue paying lease fees over \$9,000 per month for the next 49 years and to own nothing at the end of the lease, with no control over future payments.

Once total costs of the purchase are established, multiple meetings will be set up to educate owners of what to expect, explain the purchase structure and provide alternative methods of payment.

A 75% owner vote in favor of moving forward is necessary to pursue this opportunity.

The Committee believes this is an opportunity which should not be missed and will increase property values and financial flexibility for all unit owners.

Tom directed Tina to set up a Legal Expense Line in next year's budget for future legal costs.

The Gym renovation has hit a snag due to structural considerations and HVAC problems. Costs are being assessed and will be presented in the future along with the costs of new equipment.

Tom announced he will be stepping down as Chairperson at this afternoon's Trustee meeting. Linda Sandler will assume the Chairperson position.

Linda Sandler, Vice Chairperson

Seepage from the drainage pool behind the strip mall in front of Boca continues to be a problem impacting our streets and sewer systems. Since ownership of the property has not responded, The Committee decided to direct Counsel to move forward contacting ownership and Mike to contact Pinellas County to immediately address the issue.

Linda mentioned some of the plantings near Boca's entrance are dead. She and Jim Klement will be driving thru the entire property to assess the status of all plantings in the common areas.

Linda directed Tina to review the check signing procedures in Boca's docs and provide direction to The Committee on how best to update and incorporate the new members into the system.

Bruce Davis, Vice Chairperson, Administration – Bruce urged Association Presidents and Trustees to set meeting with their members and review the 2021/2022 budgets placed in each Association's mailbox (Along with a bill to cover the 2021 Sewer/Water deficit). Tina has agreed to attend the meetings to answer any questions. Please be sure to set your meeting time during Tina's normal working hours.

Jim Ellis, Vice Chairperson, Activities – Jim reviewed some changes to the upcoming Boca Activities Committee Donut Sale and St. Patrick's Day event. Please check the Pointer calendar and Boca's TV channel for updates.

The putting tournament will take place 3/26 with tickets going on sale 3/15.

The Committee ceded ownership of the piano to the Activities Committee, suggesting it not be moved from its current location due to the cost of repeatedly retuning.

Jim Klement, Vice Chairperson, Facilities- Jim is currently meeting with Linda and Dave Slawiak to facilitate the transition to his new responsibilities.

Tim Thomas, Vice Chairperson, Finance – A motion was made to approve the financials from last month by Jim Ellis, seconded by Tom and approved by all.

Our current CPA firm has decided not to continue serving Boca. Tina took the lead in calling the following firms with the results shown for each:

1. John Ralph - not taking on new clients
2. Gary Marcus - not taking on new clients
3. William Demers - Tina and Tim interviewed them on 3/2
4. Carr, Riggs, & Ingram - have not responded (big firm so probably not interested)
5. Rob Melby - Tina and Tim interviewed them on 3/4
6. Elizabeth Waldron - not taking on new clients
7. Ron Jacobs - not taking on new clients

After the meetings, their recommendation is to use Rob Melby & Associates, chosen for the following reasons:

1. Slightly larger staff (6 vs.1.5)
2. Closer office (St Pete vs. Trinity/Dunedin)
3. More experience with Condo Associates (44 years vs. 25 years)
4. Rob has a Certified QuickBooks CPA (Jen Beal).

Melby's proposal totals \$8200, \$2000 more than this year's budget. Also, Tim recommends a change to the online version of QuickBooks. Melby & Associates can obtain this for us at a discount. Melby will then have access to help establish, monitor, and maintain our records.

The Committee agreed with Jim's proposals which will move Boca in the right direction, long term. Tom directed Tim to finalize a service agreement with Melby and Associates as our new CPA service.

Tim also spoke to the expected insurance increases coming for 2023. The increases will require another assessment this year in preparation for the elevated payment. The prospect has been discussed at past Board and Trustee meetings. As costs are verified additional information will be circulated to unit owners

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

Next Trustees Meeting, 6/8/22 2PM

Next Executive Committee Meeting, 4/13/22 9AM

For the Executive Committee

Bruce Davis, Secretary of Administration