CRECIENTE CONDOMINIUM ASSOCIATION, INC.
7150 ESTERO BOULEVARD, FORT MYERS BEACH, FL 33931
REGULAR MEETING OF THE BOARD OF DIRECTORS
IN THE SOUTH BUILDING COMMUNITY ROOM
TUESDAY, SEPTEMBER 30, 2008
9:30 A.M.

OFFICIAL MINUTES

CALL TO ORDER: President Carpenter called the meeting to order at 9:30 a.m.

PROOF OF NOTICE OF MEETING: Secretary Edith Miller verified that this meeting was conspicuously posted on the Community bulletin boards at least forty-eight (48) prior to this meeting.

ROLL CALL: In attendance were Directors Gail Carpenter, Edith Miller, Jeff Werner and Dick Werner. Ken Nagel, John Dalton and Bob Papierniak attended via conference phone. A quorum was established. Also in attendance were CAM Manager, Mary Beth Marino and approximately 12 Association members.

REVIEW MINUTES FROM APRIL 29, 2008 MEETING: A motion to waive the reading of and accept the minutes of April 29, 2008 as distributed was made by Edith Miller and seconded by Dick Werner. Motion carried unanimously.

REVIEW MONTHLY ACCOUNTS PAYABLE/PAYROLL/LEDGER:
A motion was made by Bob Papierniak and seconded by Jeff Werner to approve the monthly bill report, monthly payroll report and general ledger report as presented. Ayes: Nagel, Miller, D Werner, J Werner, Carpenter, Papierniak, Dalton

BOARD OFFICER REPORTS:

a) **President –** President Carpenter informed the Board of three "Consent to Transfers" that require a formal vote of the Board of Directors. A motion was made by Jeff Werner and seconded by Dick Werner to approve the following three Consent to Transfers:
   b) Consent to Transfer by sale, Unit #110 to Mr. and Mrs. Kenneth Beirne dated May 28, 2008;
   c) Consent to Transfer Parking space #155 from Unit #923 Higgs/Fox to Unit #211 McHale.
   d) Consent to Transfer Parking space #101 from Unit #803 McGlasson to Unit #701 McGlasson

Ayes: Nagel, Miller, Werner, Carpenter, Werner, Dalton, Papierniak

A motion was made by Edith Miller and seconded by Jeff Werner to formally approve the payment of $2,500 for furnishings of the Association's Condominium Unit #105. Motion unanimously passed.

b) **Vice President –** No report given
c) **Treasurer –** Bob Papierniak presented a Treasurer's report. A **motion** was made by Jeff Werner and seconded by Dick Werner to approve the Treasurer's Report as presented. Motion carried unanimously.
d) **Secretary –** No report given

MANAGEMENT REPORT: Manager Marino reviewed the progress of all ongoing projects and proposed projects. Marino informed the Board that A & S Plumbing, as a token of their appreciation of business, donated a comfort height toilet and installation in the Association's public restroom. Manager Marino informed the Board that the Association's maintenance worker was let go and a replacement was being sought.

COMMITTEE REPORTS:

a) **Budget & Finance Committee –** No report given
Buildings & Grounds – The Board requested that the Building and grounds committee look into installing a sump pump in the garage and continue their discussions on replacing the pool house roof. Jeff Werner announced that the County had contacted him regarding the Creciente lights shining on the beach from the north building and that the lights needed replacing as was done on the south building.
b) **Landscape -** Gail Carpenter reviewed with the Board the ongoing landscape upgrades. A detailed report is available in the office upon request.
c) **Insurance –** Insurance Chairman, Dick Werner presented the board with a recommendation to renew workers compensation and employee health insurance policies. A motion was made by Dick Werner and seconded by Bob Papierniak to approve the renewal of the employee health insurance plan with United Health Care as presented and to approve the renewal of the Workers Compensation policy as presented. Motion unanimously passed.
e) **Documents –** No report given
f) **Owner Review –** No report given
g) **Decorating –** President Carpenter requested that this committee meet to discuss "sprucing up" the mail rooms.
h) **Elections –** Due to Mary Bradley relocating to Tennessee, President Carpenter appointed Ron Marino to chair the Election Committee. President Carpenter expressed appreciation to Mary Bradley for all of

her years of service.

i) **Personnel –** John Dalton expressed support on releasing the maintenance worker. This worker was not released due to any inappropriate or dishonest behavior. It was felt that this decision was in the best interest of the Association, but it should not be discussed in an open environment such as this Board meeting. V-P Dalton indicated that if any Association member felt a strong need to know the details, that they should contact the Manager directly.

j) **Social –** Sally Kelley presented the 2008-2009 social schedule to the Board of Directors.
A sign up list for outside Christmas decorating will be in the Community Room for all owners. Volunteers will decorate the grounds the weekend after Thanksgiving.
Coffee will be available to all owners in the Community Room from 9:00 a.m. until noon and it is requested that owners make a contribution for coffee.
Sally also announced that flu shots were available soon at CVS.
The Board thanked the Committee for their work on the social events.

k) **Disaster/Security –** No report given

VOTE DISCUSSION – SPRINKLERS & BOARD ELECTION

A motion was made by Jeff Werner and seconded by Dick Werner to contact the Association's attorney to write ballot language for opting out of the sprinkler installation in the common areas. Motion Unanimously passed.

A motion was made by Dick Werner and seconded by Jeff Werner to contact the Association's attorney to write ballot language to continue staggered two-year Board terms as stated in our current by-laws. Motion Unanimously passed.

BEACH SAND RENOURISHMENT

It was suggested that this projected should be pursued at the same time as the Town of Fort Myers Beach Sand Castle building weekend .
A motion was made by Ken Nagel and seconded by Dick Werner to make application to obtain a permit for the Department of Environmental Protection (DEP) for 200 cubic yards of sand replenishment and obtain a second bid for sand if possible. Motion Unanimously passed.

CONCRETE RESTORATION/PAINTING PROJECT

Manager Marino indicated that the concrete project was moving along well and work should be completed by Thanksgiving. A letter from the Association's engineer was distributed that described why the project was over their original estimate. Much of the overage is due to extensive exterior slab edge work, the

unexpected depth of lanai floor repair necessary and the correction of previous restoration work. It is estimated that the budget over-run will be approximately $180,000 plus engineering fees.

GARAGE RESTORATION WORK

After the concrete restoration project began last spring, it was noticed that concrete in the ceiling of the garage had become loose in many places and began falling. The Association's Engineer was contracted to do a survey of the garage at that time. The Engineers survey was structured into three cost phases, immediate need, intermediate need and work to be done within 3-5years. The immediate work costs for the garage is estimated to be $115,455.

The contractor hired to do the building construction, RL James, offered to carry an interest free loan of $100,000 towards the repair of the garage if selected to do the work. Payments would be required as follows: $25,000 due October 10, 2009; $25,000 due January 10, 2010; and $50,000 due April 10, 2010. A late fee would be charged should payment not be received according to this schedule.

The Board agreed that a special assessment would be needed to cover the concrete restoration overrun and the garage repairs. As an interim measure to the special assessment, the Board discussed several financing options.

The Board requested attorney's advice to insure that Reserve money could be temporarily drawn down to pay for the overage.

A motion was made by Bob Papierniak and seconded by John Dalton to obtain a bank line of credit not to exceed $200,000, along with regular banking fees; and to accept the offer from RL James to defer the payment of $100,000 for garage repairs.
Ayes: Jeff Werner, Dick Werner, Edith Miller, Gail Carpenter, Bob Papierniak, John Dalton and Ken Nagel.

CLOSING

Owner Comments

Dick Werner mentioned the new law requiring that Florida Associations require that all owners submit proof of insurance once per year.
It was announced that Henry Myer in Unit #705 has passed away recently.
It was announced that Ron Rupp is in poor health and all wished he and his family well.

The Next Meeting will be held on October 28, 2008 at 9:30 a.m. in the Community Room.

A motion was made by Jeff Werner and seconded by Dick Werner to adjourn at 11:26 a.m.

Respectfully Submitted,

Edith Miller,
Secretary
Creciente Condominium Association