

**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  
MONDAY, JANUARY 5, 2009  
IMMEDIATELY FOLLOWING THE 7:00 P.M.  
ANNUAL MEMBERS MEETING**

**OFFICIAL MINUTES**

**CALL TO ORDER:** President Carpenter called the meeting to order at 8:16 p.m.

**PROOF OF NOTICE OF MEETING:** Secretary Edith Miller submitted a Proof of Notice Affidavit verifying that this meeting was conspicuously posted on the Community bulletin boards at least forty-eight (48) hours prior to this meeting.

**ROLL CALL:** In attendance were Directors Gail Carpenter, Bob Papierniak, Edith Miller, Ken Nagel, John Dalton, Jeff Werner and Dick Werner. A quorum was established. Also in attendance were CAM Manager, Mary Beth Marino and approximately 50 Association members.

**REVIEW MINUTES FROM DECEMBER 2, 2008 MEETING:** A motion to waive the reading and accept the minutes of December 2, 2008 as presented was made by Jeff Werner 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, J Werner, Carpenter, Papierniak, Dalton, D Werner

**ELECTION OF OFFICERS:**

A motion was made by John Dalton and seconded by Ken Nagel to appoint Gail Carpenter as **President** of the Creciente Condominium Association.

Ayes: Nagel, Miller, D Werner, J Werner, Papierniak, Dalton  
Abstain: Carpenter

A motion was made by Gail Carpenter and seconded by Dick Werner to appoint John Dalton as **Vice-President** of the Creciente Condominium Association.

Ayes: D Werner, J Werner, Carpenter, Nagel, Miller, Papierniak  
Abstain: Dalton

A motion was made by Gail Carpenter and seconded by Dick Werner to appoint Bob Papierniak as **Treasurer** of the Creciente Condominium Association.

Ayes: Dalton, Nagel, Miller, D Werner, J Werner, Carpenter

Abstain: Papierniak

A motion was made by Gail Carpenter and seconded by John Dalton to appoint Edith Miller as **Secretary** of the Creciente Condominium Association.

Ayes: Nagel, Carpenter, Papierniak, Dalton, D Werner, J Werner

Abstain: Miller

### **COMMITTEE APPOINTMENTS:**

Gail Carpenter announced that any owner interested in serving on a Committee should contact the Chairperson of that Committee. The Committee Chairpersons for 2009 are as follows:

Budget & Finance – Bob Papierniak

Insurance – Dick Werner

Documents – Jeff Werner

Social – Sally Kelley

Decorating – Co Chairs Tena Courcoulas and Clare Radice

Building and Grounds – Co Chairs Jeff Werner and Dick Werner

Landscaping – Gail Carpenter

Elections – Joe and Maraby Allardt

Disaster / Security – Co Chairs Sally Kelley and Mary Beth Marino

### **BANK ACCOUNT SIGNATURES:**

Bob Papierniak announced that the Association will continue to require two signatures on all checks and approved the following persons as check signers for the association: Gail Carpenter; Edith Miller; Bob Papierniak; Jeff Werner, Eugene Kelley; Lucille Spuhler; and Dick Werner, effective January 5, 2009.

### **2009 BOARD MEETING DATES:**

Gail Carpenter announced the following Board meeting dates for 2009:

January 5, 2009, Monday, Annual Meeting, 7:00 p.m.

February 3, 2009, Tuesday, 9:30 a.m.

March 24, 2009, Tuesday, 9:30 a.m.

April 28, 2009, Tuesday, 9:30 a.m.

September 22, 2009, Tuesday, 9:30 a.m.

October 27, 2009, Tuesday, 9:30 a.m.

December 1, 2009, Tuesday, 9:30 a.m.

January 4, 2010, Monday – Annual Meeting – 7:00 p.m.

**MANAGEMENT REPORT:** Manager Marino reviewed the projects completed in 2008 and the projects scheduled for 2009 as follows:

## **2008 Projects**

Concrete Restoration and Painting  
Garage Concrete repair  
Pool House separation tank, filters and pit work  
Landscape provided by Florida Power & Light  
Drainpipe replacements  
Car Wash Station in North Building  
Curb painting  
Roof Patching  
Sidewalk repair and top coating  
Replaced several security cameras  
New Treadmill  
Trash Chute door repairs  
Beach sand re-nourishment  
Painted stairwells, public restrooms, office, hallway touchups  
Rebuilt 5 French drains  
New programmable thermostats  
Stairway door closer adjustments  
New bladder tanks  
Mailroom “spruce ups”  
New Maintenance Hire

## **2009 Projects**

Continued Concrete Restoration  
Pool resurfacing  
Driveway crack fill, seal coat & parking space re-striping  
North Building Roof and Electrical  
Interior Garage Painting  
Pool Furniture refurbishing  
Controllers on Fire Pumps  
Exterior Door replacements  
Exterior lighting upgrades  
Dryer Lint removal

### **GARAGE DECK COATING:**

A motion was made by Dick Werner and seconded by Ken Nagel to accept the recommendation made by the Building and Grounds Committee to contract with R L James to re-coat the garage plaza deck in the amount of \$131,667 plus options.  
Ayes: Papierniak, Nagel, Carpenter, Dalton, J Werner, D Werner, Miller

## **POOL HOUSE ROOF & WIRING:**

A motion was made by John Dalton and seconded by Bob Papierniak to accept the recommendation made by the Building and Grounds Committee to delay installing a new roof on the pool house and to accept the low bid of \$3,890 from M.D. Electric to re-wire the pool house.

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

## **CLOSING:**

### **Questions, Comments and Discussion from Unit Owners:**

An owner questioned the Board on how much the additional special assessment is expected to be for the cost over-run on the concrete restoration and the garage work. Though the Board does not have all of the final costs for the project yet, it is anticipated that it will require another special assessment of approximately \$2,000. The Board will try to spread this assessment into two payments to make it easier for owners to budget.

An owner questioned whether there would be an additional assessment for the resurfacing of the pool. The Board explained that this cost would be paid for from the Association's existing reserves.

### **Adjourn:**

A motion was made by Edith Miller and seconded by Ken Nagel to adjourn at 8:36 p.m.

Respectfully submitted by,

Edith Miller  
Secretary