

**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, NOVEMBER 29, 2011  
9:30 a.m.**

**UNOFFICIAL MINUTES**

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

**PROOF OF NOTICE OF MEETING:** Secretary Edith Miller, to verify posting, submitted an Affidavit of Mailing or Hand Delivery of Notice to Unit Owners.

**ROLL CALL:** In attendance were Directors Gail Carpenter, Ken Nagel, Jeff Werner, Edith Miller, Dick Werner, Bob Papierniak and Larry Bisbee. A quorum was established. Also in attendance were CAM Manager, Mary Beth Marino and approximately 45 Association members.

**REVIEW MINUTES FROM OCTOBER 25, 2011 MEETING:** A motion to waive the reading and accept the minutes of October 25, 2011 as presented was made by Jeff Werner and seconded by Ken Nagel. Motion unanimously carried.

**REVIEW MONTHLY ACCOUNTS PAYABLE/PAYROLL/LEDGER:**

A motion was made by Bob Papierniak and seconded by Jeff Werner to approve the accounts payable, payroll and general ledger reports as presented. Ayes: Miller, Nagel, J Werner, D Werner, Carpenter, Papierniak and Bisbee. Motion Carried.

**BOARD OFFICERS REPORTS:**

**President Report** - President Carpenter announced and introduced all candidates running for the Board of Directors for 2012. They include incumbents Larry Bisbee, Edith Miller and Jeff Werner and candidates Joseph B. Mihalov, Mike McBride, Bob Witt and Gary Zizzo. Mihalov and McBride were not in attendance.

A motion was made by Dick Werner and seconded by Bob Papierniak to approve the transfer of Unit #723 from Dennis and Peggy Robards and Darrell and Patricia Beard to the proposed unit owner Darrell and Patricia Beard. Ayes: D Werner, Carpenter, Nagel, Papierniak, Miller, J Werner, and Bisbee. Motion Carried

**Vice President Report** - VP Papierniak reported on the progress of the Ad-Hoc Committee's ongoing negotiations on the TV cable contract.

**Treasurer Report** - Treasurer Papierniak reported on the current financial position of the Creciente. He anticipates the 2011 expenditures should fall within 1% of the budget.

**Secretary Report** – No report given.

**MANAGEMENT REPORT** – Since this is the last Board meeting as Manager of the Creciente, Mary Beth Marino reported on the accomplishments of the Board over the past five years that have protected Creciente property owners' investment for many years to come.

- Concrete restoration on all three buildings
- Painting all three buildings

- Concrete restoration and waterproofing of garage deck
- Concrete restoration and waterproofing of two garage deck planters
- Crack fill and sealing of driveway
- Repaired/Replaced several French Drains
- Clean and Rebuilt Storm Drains
- Resurfaced all sidewalks on the Property
- Resurfaced pool Deck
- Resurfaced Pool
- New Pool Lights
- Replaced all pool mechanicals
- Installed new exhaust fans in many mechanical and storage areas
- Refurbished all pool deck chairs
- Added Pool Chillers
- Replaced pool deck tables
- North Building air conditioner stand replacement
- North Building air conditioner electrical conduit reconstruction and waterproofing
- Several Elevator Upgrades
- New Generators and transfer switches in the East and South Building
- New transfer switch in the North building
- New underground LP tank for East Building
- Rebuilt all three fire pumps
- Installed two new backflow preventors for the fire lines
- Replaced six domestic water pump controllers with energy efficient devices
- Replaced all emergency exit signs with more energy efficient fixtures
- Countless Plumbing repairs
- New water bladder tanks on the roofs
- Replaced several common area air conditioners
- Added a new security key pad in south building
- Improved security by removing 40 year old “master key” system
- Replaced security cameras
- Re-nourishment of sand beach
- Replaced one of two irrigation pumps
- New Community Room chair cabinet
- New cabinet to house elevator pads in south building
- Replaced geothermal pool pump
- Countless Electrical Upgrades/Repairs
- Replaced Exercise Equipment
- Elevator Entryway Updates
- Elevator Ventilation Improvement in North Building
- New Public drinking fountains
- Grill Replacements
- Successful Vote to forego retrofitting common areas with a fire sprinkler system
- Received 2 Federal Grants for Tree Replacements
- Developed a professional Master Landscape Plan
- Began implementing the Master Landscape Plan
- Developed a comprehensive Master Facilities Plan (Reserves Study)
- Revamped office procedures and developed internal controls
- Negotiating a new Cable Contract
- Improved quality of staff
- Improved Rule Enforcement
- Lightning protection upgrades on the roofs
- Reduced Electrical usage by approximately 16%
- Improved communications – Monthly E-Newsletters; Website; Board Updates, etc.
- Painted – stairwells, office, mailrooms, locker rooms, public restrooms, elevator lobbies, garage walls, parking lot light poles, brown curbs, mechanical rooms, etc.

In addition to all of the above projects, the financial picture at the Creciente has improved over the five years as follows:

**Operating Fund Balance**

2008 \$ 96,255  
2012 \$360,000 (est., includes ins reserves)

Gain \$263,745

**Reserves Fund Balance**

2008 \$359,392  
2012 \$414,776 (estimated)

Gain \$55,384

**COMMITTEE REPORTS**

**Budget & Finance Committee**

A motion was made by Jeff Werner and seconded by Dick Werner to accept the minutes from the Budget and Finance Committee meeting held on November 3, 2011. Motion unanimously passed.

**Buildings & Grounds**

Chairman Jeff Werner announced that the next Building and Grounds Committee meeting is to be held on Friday, December 9, 2011 at 9:00 a.m.

**Landscape**

A motion was made by Jeff Werner and seconded by Bob Papierniak to accept the minutes from the Landscape Committee meeting held on November 22, 2011. Motion unanimously passed.

**Insurance** – No report given

**Documents** – No report given

**Owner Review** – No report given

**Decorating** - Dee Platt, member of the Decorating Committee, updated the group on the recent decorating of the elevator lobbies.

**Elections** – No report given

**Social** – Co-Chairman, Becky Werner, recapped the recent social events and asked that any owner wishing to “host” a future event to contact her.

**Disaster/Security** – No report given

**Personnel**

A motion was made by Larry Bisbee and seconded by Gail Carpenter to offer Sharon Morrison a contract to become the Creciente CAM Manager effective on January 1, 2012 through December 31, 2012 with a salary of \$50,000. Ayes: Carpenter, Papierniak, Bisbee, J Werner, Nagel, D Werner and Miller. Motion Carried

Sharon Morrison accepted the Board’s offer.

A motion was made by Gail Carpenter and seconded by Bob Papierniak to offer Sharon Morrison a stipend of \$2,500 to work at least half time during the month of December to train with the current manager. Motion unanimously passed.

A motion was made by Dick Werner and seconded by Jeff Werner to accept the minutes from the Personnel Committee meeting held on November 7, 2011 as presented. Motion unanimously passed.

**BOARD POLICY CONSIDERATION FINAL READING**

A motion was made by Jeff Werner and seconded by Bob Papierniak to adopt policy #3260 and #3270 as presented Ayes: D Werner, Carpenter, Nagel, Papierniak, Miller, J Werner, and Bisbee. Motion Carried

A motion was made by Jeff Werner and seconded by Bob Papierniak to adopt policy section #3800 as amended.

Ayes: Miller, J Werner, Bisbee, D Werner, Carpenter, Nagel, and Papierniak. Motion Carried

### **2011 BUDGET CONSIDERATIONS**

A motion was made by Jeff Werner and seconded by Dick Werner to approve the 2012 Budget recommended by the Budget & Finance Committee that increases the monthly maintenance fees for 2012 to \$582 per month.

Ayes: Miller, J Werner, Bisbee, D Werner, Carpenter, Nagel, and Papierniak. Motion Carried.

A motion was made by Jeff Werner and seconded by Ken Nagel to approve the 2012 Master Facilities Plan (Reserves) recommended by the Budget & Finance Committee. Ayes: Miller, J Werner, Bisbee, D Werner, Carpenter, Nagel, Papierniak. Motion Carried.

### **CLOSING**

Questions and comments from the audience included: an owner apology, possible cell phones use at security doors, garage gates, pool camera, owner directory, and third party maintenance fee collection.

President Carpenter announced that the next Board meeting would be held immediately after the annual members meeting on Monday evening January 9, 2012.

A motion was made by Dick Werner and seconded by Jeff Werner to adjourn at 11:40.m. Motion unanimously passed.

Respectfully submitted by,

Edith Miller  
Secretary