

**CRECIENTE CONDOMINIUM ASSOCIATION, INC.
7150 Estero Boulevard, Fort Myers Beach, FL 33931**

**BUDGET & FINANCE COMMITTEE
MEETING MINUTES
NOVEMBER 3, 2011**

Having a quorum of the committee members present, the meeting was called to order by Chairman Bob Papierniak at 2:00 P.M.

Members Present

Dick Werner
Bob Papierniak
Tena Courcoulas
Howard Ray
Ed O'Brien – via telephone conferencing
Jay Weiner – via telephone conferencing

Others Present

Owners present included our Manager, Mary Beth Marino and approximately 35 other owners.

Minutes from the meeting of January 25, 2011

A motion was made by Dick Werner and seconded by Howard Ray to waive the reading and accept the minutes from the January 25, 2011 meeting as presented, with no corrections, deletions, or insertions. Motion unanimously approved.

2012 Budget

The Committee reviewed the 2012 budget. The recommended 2012 operating budget contains a increase of \$32 per month per owner in monthly maintenance fees. The proposed increase in maintenance fees falls under the following categories: \$13 for insurance; \$7.50 for plumbing; \$4.50 for utilities; \$4.50 for staffing; and \$2.50 for normal miscellaneous increases.

Committee member Dick Werner announced that the City of Fort Myers Beach plans to add a 10% service charge to all electrical bills beginning in April of 2012. This additional cost would be factored in only after a minimum usage level was reached. Bob Papierniak felt that the estimated \$3,000 increase in power bills would be sufficiently covered in the proposed budget.

Ed O'Brien suggested that the Association look into the possibility of leasing our employees. This might result in better benefits for our employees and reduced costs for the Association. Bob Papierniak agreed to look into these types of companies.

2012 Master Facilities Plan

The Committee reviewed the 2012 Master Facilities Plan. Dick Werner lead a discussion regarding the condition of the roofs in the south and north buildings. The Committee felt that adding \$20,000 to the Master Facilities Plan to begin engineering studies for roof replacements in 2012 was warranted. The Plan was amended to increase the 2012 reserves budget by \$20,000.

The Committee discussed the 2012 budgeted items in the Master Facilities Plan that included: pool house roof/ pergola replacement; parking lot lights; and landscaping. The Committee generally felt that the Building and Grounds Committee should begin exploring options to replace the parking lot lights. The pool house roof project is currently awaiting cost estimates.

Committee member O'Brien excused himself from the meeting at 3:30 p.m.

Questions & Comments from Unit Owners

An audience member questioned the cost of the Associations landscape and whether owners should have had the opportunity to vote on the landscape plan. It was stated the Board's position was that that the 40-year old landscape was not a "material alteration" and therefore did not require a vote of the membership.

A motion was made by Jay Weiner to ask the Board of Directors to reconsider 2012 staff salaries approved at a previous meeting and discontinue future spending in the areas of landscaping, pool house roof and lighting. The motion died for a lack of a second.

A motion was made by Bob Papierniak and seconded by Tena Courcoulas to recommend to the full Board that they approve the 2012 Operating Budget as presented at their November 29th board meeting. Ayes: Werner, Papierniak, Courcoulas, and Ray. Nays: Weiner. Motion Carried

A motion was made by Bob Papierniak and seconded by Howard Ray to forward the 2012 proposed Master Facilities Plan, as amended, to the Board of Directors for consideration at their November 29th board meeting. Ayes: Papierniak, Courcoulas, Ray, and Weiner. Nays: D. Werner

A motion was made by Bob Papierniak and seconded by Howard Ray to adjourn at 4:35 p.m. Motion unanimously carried.

Respectfully submitted by,

Robert F. Papierniak, Chairman