

**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, DECEMBER 2, 2008 at 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 submitted a Proof of Notice Affidavit verifying that this meeting was conspicuously posted on the Community bulletin boards at least fourteen (14) days prior to this meeting.

ROLL CALL: In attendance were Directors Gail Carpenter, Bob Papierniak, Edith Miller, Ken Nagel, and John Dalton. Jeff Werner attended via conference phone. Dick Werner was absent. A quorum was established. Also in attendance were CAM Manager, Mary Beth Marino and approximately 20 Association members.

REVIEW MINUTES FROM OCTOBER 28, 2008 MEETING: A motion to waive the reading and accept the minutes of October 28, 2008 as presented was made by John Dalton and seconded by Bob Papierniak. 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

BOARD OFFICER REPORTS:

- a) **President Report** –A motion was made by John Dalton and seconded by Ken Nagel to approve the Consent to Transfer of partial ownership of Unit #206 to Christopher and Linda Opekar. Motion unanimously passed.
- b) **Vice President Report** – No report given
- c) **Treasurer Report** – A motion was made by Jeff Werner and seconded by Ken Nagel to accept the Treasurer’s Report as presented. Motion unanimously carried.
- d) **Secretary Report** – No report given

MANAGEMENT REPORT: Manager Marino reviewed the progress of all on-going projects and proposed projects.

A motion was made by John Dalton and seconded by Ken Nagel to replace the

irrigation pump on the street side of the property in an amount not to exceed \$7,000. Motion unanimously carried.

COMMITTEE REPORTS:

Budget & Finance Committee

The Board reviewed the minutes from the November 4, 2008 committee meeting. These minutes are available in the office upon request.

Buildings & Grounds

No report given

Landscape

No report given

Insurance

No report given

Documents

No report given

Owner Review

No report given

Decorating

The Board reviewed the minutes from the October 29, 2008 committee meeting. President Carpenter thanked the committee members for all of their hard work in redecorating the mailrooms in each building. The décor has been pleasantly updated. Also appreciated was the volunteer group who painted where necessary. These minutes are available in the office upon request.

Elections

The Election Committee submitted a report summarizing the results of the vote taken at the November 18, 2008 special members meeting. The total proxies received were 150. Question #1 regarding retrofitting the property with sprinklers resulted with 149 YES votes and 1 NO vote. Question #2 regarding Board terms resulted in 146 YES votes and 3 NO votes.

Therefore, the Association will not install sprinklers in the common areas and the Board will continue to serve 2 year terms as provided in the Creciente By:Laws.

President Carpenter announced that no one other than incumbents submitted a letter of intent to run for the Board, therefore, no election is necessary at the January 5th meeting. She also encouraged all owners to return the proxy as soon as possible before for the annual meeting.

The Board expressed appreciation to the committee for their work.

Social

The Board reviewed the minutes from the November 6, 2008 committee meeting. The Board expressed appreciation to all committee members for their hard work. These minutes are available in the office upon request.

Disaster/Security

No report given

BUDGET CONSIDERATION: The Budget presented reflected a 4.1% increase from the 2008 budget. Monthly maintenance fees beginning January 1, 2009 will be \$500. This increase is primarily due to increased costs for services. A motion was made by Bob Papierniak and seconded by John Dalton to adopt the 2009 Budget and the 2009 Master Facilities Plan for the Creciente Condominium Association as presented.

Ayes: Nagel, Miller, J Werner, Carpenter, Papierniak, Dalton Motion carried.

CLOSING:

a) Questions, Comments And Discussion By Unit Owners –

The Board discussed the delivery of beach sand and the problems experienced entering through the Holiday Inn entrance. The Board asked that the Building and Grounds committee study any options there may be to have beach access from the Creciente property and report back to the full Board.

The Holiday Inn has been a “good neighbor” to the Creciente in its cooperation with utilizing their property for beach access. The Board asked that a special letter of appreciation be sent to the Holiday Inn.

A member asked how much the third installment for the concrete restoration special assessment would be. It is still estimated that the building will be approximately \$180,000 over budget and the first phase of the garage is estimated to be less than \$50,000. Once all final costs are studied, the Board will make a determination on an amount necessary for the final special assessment installment.

Jeff Werner, Chairman of the Documents Committee, announced that a meeting will be held soon and that any rule change requests be forwarded to him as soon as possible.

b) Next Meeting January 5, 2009 was announced.

c) A motion was made by Bob Papierniak and seconded by John Dalton to adjourn the meeting at 10:06 a.m.

Respectfully Submitted,

Edith Miller, Secretary