Siesta Gulf View Condominium Association

Board of Directors Meeting via Zoom

Wednesday, October 23, 2024

**Call Meeting to Order and Determination of Quorum:** Tom Wurst called the meeting to order at 10:00 a.m. via Zoom. Board members present via Zoom were Tom Wurst, Bev Donaldson, Anthony Giorgio, Francine Inbinder, and Cynthia Schalk, constituting a quorum. Multiple owners were present. Wurst took a moment to update owners about ongoing repairs post Debby/Helene/Milton and to give a huge “thanks” to the many owners, Giancarlo, Julie and others who stepped in to help our community.

**Proof of Notice of Meeting and Approval of Previous Meeting Minutes:** Julie Trimpe, CAM, confirmed the meeting notice was posted on property and emailed to owners. Motion was made and seconded to approve the September 18, 2024 Board of Directors Meeting Minutes as presented. Motion carried.

**Treasurer’s Report:** B. Donaldson reported that September/October financials will be presented at the annual meeting; she will also present the 2025 budget for approval as is. The potential $50,000 deductibles for hurricane flood/damage have been absorbed in the 2024 budget due to savings with our insurance changes.

**Manager’s Report:** Trimpe gave no manager’s report.

**Old Business:** Trevor Donaldson, Project Manager for repipe project, updated board/owners that work has begun on Stack #8 with drywall repair in Stack #7 on track. The timeline for the final stacks (#8 and #9) has obviously been changed due to the storms. T. Donaldson spoke about the great working relationship with Terry’s Plumbing pre/post storm and their eagerness to continue the job. Total Pipe is the subcontractor for Terry’s Plumbing to camera the main sewer to street which will happen soon. Question was asked if the main will be cleaned or repaired if needed. T. Donaldson replied that will depend on recommendations after inspection. Relining is an option if needed.

Wurst spoke about the upcoming change in management with Julie stepping down. A one-year contract beginning 1/1/2025 with David Pilkey was reviewed, amended and sent to legal for their review. The contract is in essence the same as the contract with Julie which will end on 12/31/24 with the standard 60-day cancellation clause. Julie will work on financials only under the Pilkey company to assure continuity and security of our financial business. The Board unanimously approved the revised contract.

Trimpe spoke about her relationship with Pilkey. She has already been working with him in preparation for the change of management. Owners should see no obvious change other than the face of the manager. Trimpe has known David for approximately eight years. David’s concentration regarding management is solely on Siesta Key with other properties under his management.

**New Business:** Trimpe listed the many items of concern/repair/replacement post Hurricane Milton. Some, but not all identified, are ground floor electrical, A/C units for lobby and fitness room (elevated), rebuild of lobby/storage area, entry/exit gates, glass on 4th floor, pool pump/heater, vegetation, fencing, tennis courts. Trimpe suggested waiting until 2025 re vegetation replacement as prices have risen due to demand. Tennis court company says they are two to three months out on scheduling. The return to normal will be lengthy; there will be inconveniences; and patience is appreciated.

L. Mills asked whether there will be an inspection regarding the structural integrity of the building. Yes. Will all costs be covered by insurance? No. There is a large deductible for wind and lots of exceptions in the flood insurance policy. It will take some time to document losses, submit claims, review with our carriers, and determine the course of action. Our reserves are sound and could be used for uncovered expenses.

Wurst spoke about the clubhouse damage to exterior tile roof and the discovery of termite infestation in the ceiling area. Our pest control is suggesting spot treating and replacement of any damaged wood. A bid is being prepared. The pest company did not see evidence of termites elsewhere. The wood frames in the storage locker area have been treated with a mold inhibiting solution. There was no evidence of termite infestation in the storage area. The roof repair or replacement will be determined once we get quotes and review insurance coverage as to which is most cost effective.

Discussion was had regarding replacement of gas grills lost during the storms and location of same. Board approved purchase of two gas grills with location to be in a “user friendly” area, perhaps on the deck near the picnic tables. Cindy Schalk offered to research and purchase the grills.

Pool furniture/deck is in need of cleaning. That work was done post Helene, but not post Milton. Attention will be given as soon as possible.

**Next Meeting:** Annual Owners Meeting, Thursday, November 7, 2024 at 11:00 a.m. in clubhouse. Reminder was made to return proxies. Welcome Back meeting the evening of November 7 as usual is being considered. Due to termite issue in clubhouse, it may be in another location.

**Adjournment:** Motion was made and seconded to adjourn. Motion carried. Meeting adjourned at 10:47 a.m. by Tom Wurst, President.

Respectfully submitted,

Cynthia Schalk, Board Secretary