

ADMIRALTY CLUB CONDOMINIUM ASSOCIATION

WORKSHOP – MONDAY, JANUARY 12, 2018

PRESENT: LINDA MULAY, LOU CASSARA, RANDY CRUSE, GINGER KELLY, SUSIE AMARO, TIM CIHIWSKI (via Telephone), and SANDRA WIGHT, Manager

ABSENT: BONNIE WHARTON

Linda Mulay welcomed new Board Members.

David Ahrend will be digitalizing the By-Laws on a volunteer basis. It was stated to the Board about Email communication, not sharing with others outside the Board, and what is said in emails are there permanently.

Landscaping: We presently have five (5) vendors doing what one Landscaping company can do. Girard's Landscaping Proposal attached hereto and made a part hereof is for \$10,995.26. We are presently paying \$11,461.00 for the five (5) vendors. Linda received 2 "#8" ratings on a scale of 1-10 for Girard's. Ginger suggested getting other quotes and contacting condos to ascertain the names of landscapers they use, and if they are pleased. Sandra said it would be easiest to use one contractor rather than five (5) different ones. Tim asked what the obligation is to get out of Contracts currently, and Sandra said there is none. Lou suggested a 30-day notice is adequate.

Concerning all future contacts, Randy wants us to obtain three (3) Bids and have them include an end date and what we will do if they do not complete by stated completion date

The Board reviewed the handout from Linda – "2018 Board Items to be Addressed", which is attached hereto and made a part hereof.

1. Linda suggests February with timeframe of one (1) day.
2. **Parking Lot** Linda said no difference between the two (2) quotes of \$17,000 and \$10,640. Rick offered to review the quotes since he had prior experience when employed by the DOT. Randy wanted the parking spaces make bigger; however, Linda said we would lose too many spaces. Lou wants to make certain we hold the contractor's feet to the fire. (Randy, Susie and Rick to oversee)
3. **Tear out shuffleboard** and replace with bocce court.
4. **Seawall repair** – Clark suggested spraying foam into holes. There are four (4) contractors to present quotes. Sandra advised last year two (2) contractors presented quotes – one (1) was for \$25,000.00 for the same company that did the initial seawall

work. Linda walked the seawall with Bob Fitzpatrick, who thinks a repair is alright at this time rather than a full replacement. Randy suggested getting referrals and see if they are satisfied with repairs. Lou suggested moving forward with four (4) contractor quotes. Tim was familiar with the process. (Randy and Lou to oversee)

5. **Walkways near elevators** – AAT, who did initial install in 2013 said they would come back and do repair for time and materials. Second floor is the worst. Sandra stated they can redo the area within 25 feet of either side of the elevators. Sandra will call Bill and get a quote. Randy mentioned a bulge near #610. (Susie will oversee)
6. **Roof** – Lou stated adjuster is requesting more detailed Invoices. AAT to provide breakout and copies of all Invoices for repairs. Lou will contact Insurance Agent RE: Arbitration Clause in Policy.
7. **Landscaping** – Previously discussed.
8. **Unit 504** – Leak, repairs and costs were discussed. Everything has been documented and photographed.
9. Crack in balcony railing Units 201 and 214. Serge to do repairs.
10. Repairs in paint bubbles. Serge to do repairs.
11. **Purge files** – Sandra will move forward. Shredding Company will be used upon completion of.
12. **Remodel Office** - Electrical upgrade, new desk, chair, file cabinets, new front door, flooring. Décor to be similar to the Pelican Lounge. Linda has the quote for all and will provide to Board. Tim wants to review quotes as he thought they were high. (Tim and Ginger to oversee)
13. Podium for sign-in book and placement of same in lobby was discussed.
14. Seal deck – To be done in-house.
15. **Paint for balconies**. Some balcony floors need to be re-painted. Since this is a condo responsibility, Sandra will make arrangements for inspection of all balconies.
16. Finish cable on dock. Sandra will contact Doug, Unit 809.
17. Update website – Email to go out to owners to see if anyone is interested in updating Website.

A Walk-through date was set up with Serge for the Board to become familiar with the condo.

Tim suggested we repair the pool furniture. Straps are missing and have loosened up over the years. Sandra will look into this.

Respectfully submitted:

GINGER KELLY, Co-Secretary