Admiralty Club Condominium Minutes/board meeting 2/4/2025 Pelican Lounge 3606 S. Peninsula

1. Call to Order 9;03
2. Roll Call

Mike, Lisa. John, Tony and Dean CAM Laura

3, Motion by Lisa to approve the minutes of 1/27/2025, Motion seconded by Tony all in favor. Minutes adopted

1. Maintenance; Dave has finished repair of the fire extinguisher boxes. He is working on the irrigation sprinklers and the removal of the old Direct TV boxes on the roof. He is also replacing the outside light by the Pelican lounge.
2. Accounts see attached are approved to be paid.
3. Old Business; these issues were discussed to bring current status up to date, No votes or specific determination was made on any.
	1. Engineer is in the process of getting bids from two contractors for the Railings and balcony completion project.
	2. South Wall still too wet for patching. Work to commence as soon as wall dries,
	3. Drain flush to commence this week on stacks 7 and 6.
	4. We are still waiting the audit from the CPA.
	5. (HOA) COA software contract has been signed and we are waiting delivery and training schedule.
	6. We are awaiting the bids from two recent inspections on the repair not replace of the south carport.
	7. Dock repair we are going to undertake repair of the dock ourselves to put off replacement until the time sea wall is replaced.
	8. Landscaping we are asking the biding companies to bid the same size material on scrubs and also to find out if a different plant will work as

well.

* 1. Waiting for bids on seawall replacement and alternatives to see if project can be postponed for several years without jeopardizing project.
	2. Board Notebook no report at this time.
	3. Call to electronics company and computer check as fob system is having malfunctions.
	4. Florida statutes on towing to be researched and vote taken at next board meeting to retain a towing service. New entrance sign to be furnished by towing service to be retained so phone number and vehicle location can be posted to comply with Fl law.

New Business;

1. Pelican lounge furniture to be cleaned appears current condition of furniture is good so that we can wait until next year for cleaning.

John Ryker ,Treasurer made motion to have Dean Duncan be added as a signatory on bank account with Seacoast, Lisa second, all in favor. Motion passed Dean to accompany John to bank.

John Motion to adjourn, Tony second all in favor. Meeting adjourned at 11;24.