

# Vanderbilt Yacht & Racquet Club

## APPROVED MEETING MINUTES

### April 14, 2021

#### **Call to Order**

The meeting was called to order at 10:02AM by Karen Tarapata.

#### **Establish a Quorum**

The meeting was duly posted, meeting Agenda was properly posted in the lobby 48 hours prior to meeting, and a Quorum was established with the majority of Board Members in attendance.

- Karen Tarapata, President, Bill Meyer, Vice President, Larry Erb, Treasurer, Gary Gage, Secretary, John Chippindale, Director, Jim Cunningham, Director, and Adam Hill, Director attended via Zoom meeting.
  
- Owners: Dot Hornsby #503, Judy Aikin #302, Ted Koenig #1201, and Kim Neumann #701 attended via Zoom Meeting; Liz Schoeppe, VYRC Manager, attended via Zoom.

John Chippindale made a motion to approve the March 10, 2021 meeting minutes, Larry Erb seconded the motion, all were in favor, motion carried.

#### **Discussion Items**

- Home watch communication/checklists:
  - Gary will send edits and document to Liz.
  - Liz will create final draft and send to Board one more time.
  
- House Rules and Regulations document:
  - Gary will send edits to Karen.
  - Karen has the most recent draft. Karen will route when closer to final.
  - Liz to email a reminder to VYRC's owners. Be careful with codes and do not let people use the parking lot if you are not in town. Liz will have the Board review before sending.
  
- Declaration Review Committee's survey:

- Gary plans to send a survey to VYRC's owners regarding rentals (# of times per year, # of family visits, etc.).
- Goal is to have results ready for next Board Meeting.

- VYRC's Website:
  - The Neumann's in Unit #701 have offered to host the site at no cost.
  - Gary will provide the information/documents and then it will go live.
- Humidity in units and/or VYRC's common areas research/update:
  - Jim Cunningham provided a PowerPoint presentation to go through some of his suggestions for the common area ACs, such as, 1) move thermostat into the hallway 2) Add another supply register to each feeder floor and 3) have United Mechanical determine if sealing of the air return that flows into units in the 02 stack would be wise.
  - Jim will obtain quotes for air purifiers.
  - Jim recommended we start monitoring every floor for temperature and humidity levels.
    - Larry Erb made a motion to approve the purchase of a Govee on each floor, Bill Meyer seconded the motion, all were in favor, motion carried.
    - Liz will order from Amazon.
    - Once Govee's arrive, Liz to work with Jim regarding ongoing monitoring.
    - Need to determine if notifications could go to Jesus.
  - Jim and Liz to meet with United Mechanical's overseer Matt. Ask if UM can record who has float switches.
  - Liz to provide Jim with Larry from Duct Detectives contact info so he understand the Vent Project further.
  - Jim questioned the value of open vents for the kitchen exhausts.
- 3 electric projects and update:
  - Liz and Adam will work to obtain quotes from three vendors: AC Electric, Guzzo Lighting and Gulf Coast Energy Solutions. BUILD will also quote on this work.
  - Liz to send Gulf Coast Energy Solutions contact information to Adam.
  - Liz to get quotes for the two main breaker types (150 amp/125 amp). That way will have backup breakers on site for emergencies.

- Bike room – best way to clean out and how to use in future (must be up and running for next season: due date =12/1/21):
  - Gary will draft a communication to be sent to owners with bikes in the bike room.
- Cell Tower Equipment Review:
  - Liz provided background info on cell towers. T-Mobile acquired Sprint and they are combining into one company, under T-Mobile's name. Liz will be informed prior to any equipment being removed from the roof.

## **Updates**

- Building entrance sign:
  - Will be completed before the end of April.
- Bylaw amendment regarding shutters/impact glass
  - All owners are either in compliance or under contract to become in compliance.
  - Discussion needed for the possibility that jobs may not be completed on or before the due date of July 31, 2021.
- Tennis courts – paint repair status:
  - Sport Surfaces evaluation the issues on March 11. Waiting for them to come back and fix. Liz will continue to follow up until situation is rectified.
- Elevator modernization
  - Construction should begin mid-May.
  - May hold off on having the elevator interiors done until the end of the project.
- VYRC's Financials = \$1,430,208
  - Operating = \$130,024
  - Reserves = \$325,744
  - Wells Fargo = \$974,440

## **Adjournment**

Next Board Meeting established for May 12 at 10AM. This meeting was adjourned at 12:03 PM by Bill Meyer and Gary Gage seconded the motion, all were in favor, meeting adjourned.