

Vanderbilt Yacht & Racquet Club

Meeting Minutes

May 12, 2021

Call to Order

The meeting was called to order at 9:03AM 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.
- Liz Schoeppe, VYRC Manager, attended via Zoom.

Larry Erb made a motion to approve the April 14, 2021, Meeting Minutes, Bill Meyer seconded the motion, all were in favor, motion carried.

Discussion Items

- Home watch communication/checklists:
 - Adam Hill made a motion to approve the checklist, Larry Erb seconded the motion, all were in favor, motion carried. Gary will write an introduction email and provide it to Liz. Liz will forward Gary's email and the checklist to all VYRC owners.
- House Rules and Regulations document:
 - Gary Gage made a motion to approve the House Rules and Regulations document, John Chippindale seconded the motion, all were in favor, motion carried. Gary Gage will write an introduction email and provide it to Liz. Liz will forward Gary's email and the House Rules to all VYRC owners.
- Declaration Review Committee's survey:
 - We had a good return rate, only six owners did not reply. Gary needs to meet with the Committee and discuss the next steps. There are three main points to address and once the Committee decides the language, Gary will run everything through VYRC's attorney.

- Committee Members = Gary Gage, Sal Barcia, Mike Sherman, Linda Galliers, Tom Nixon, Shelly DeRoberts, John Chippindale, Andreas Neumann, Dot Hornsby, Bob Tewksbury, Anthony Agueci, Bill Meyer, and Peter McCabe.

- VYRC Website:
 - To access the site, go to: vyrc.us.
 - The site will be made secure for owners only. Until that security feature is added, the Owner List will not be accessible to anyone.
 - There will be a section secure for only VYRC's Board of Directors.
 - The two forms currently available will be converted into documents that owners can fill out online and submit electronically to the manager.
- Humidity in units and/or VYRC's common areas research/update:
 - Jim discussed his meeting with United Mechanical's manager, Matt Lukosavich. He requested a quote to replace the four feeder ACs and a quote for remote sensors.
 - We found out that humidity is an issue in all high rises in Naples (i.e., VYRC is not unique with these issues).
 - Jim will contact a well-known engineer (Andy Osk) and possibly request a proposal for any recommended changes/additions.
 - When it comes time for an owner to replace their AC, it is necessary that they request a load calculation prior to any AC order.
- 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):
 - Liz and Gary will work on this project together.
 - We now know who owns the bikes in the bike room.
 - Gary is thinking about the possible fee we charge for use of the bike room.
 - Liz will request Bob Tewksbury's notes from when he started working on this project.
 - Need to determine how much this upgrade will cost.
 - We need to inform owners that if they are not on site, then their bike should be put away (i.e., not left on bike racks).

Updates

- Tennis courts:
 - Liz will keep calling until they come out.
 - Liz will send Adam the contract and he will add some pressure.
- Bylaw amendment project – status of hurricane shutters/impact glass installations:
 - There are still 10 units that need to be completed.

- Elevator modernization:
 - Once equipment is on site, we need to pay 30% of the total project which is \$87,750.
 - Start with elevator #2 first.
 - Hold off on finishing the interiors until the very end of the project.
- Reserve Study:
 - Larry, Gary, Jim, and Liz met the engineer on April 21.
 - We should receive a first draft in mid-May.
- Property Lighting Project:
 - Adam received a \$80,000 estimate from Build to replace everything new, including the bases.
 - Adam is waiting for an estimate if we keep the existing bases and a third estimate if we keep the existing bases and poles.
- Condo Sales:
 - It is a seller's market! #502 closed on 4/20, #404 closed on 5/7, #301 and #804 will close in June.
- Kayak launch:
 - Orick should be able to do this, we are just waiting on the estimate.
- VYRC's Financials = \$1,431,182
 - Operating = \$126,831
 - Reserves = \$329,903
 - Wells Fargo = \$974,448

Other Business

- Formally approve Tim McKay's replacement to the Dock Committee:
 - Bill Meyer made a motion to elect Larry Erb as Tim's replacement, Adam Hill seconded the motion, all were in favor, motion carried.
- Discussed hiring Jesus' son Jonathon for after-hours security

- Liz will contact Jonathon and discuss further.

Adjournment

Next Board Meeting established for June 9 at 10AM. This meeting was adjourned at 12:04 PM by Adam Hill and Bill Meyer seconded the motion, all were in favor, meeting adjourned.