

Vanderbilt Yacht & Racquet Club

Meeting Minutes

June 9, 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, Kim Neumann #701, and Mike Sherman #702 attended via Zoom Meeting.
- Liz Schoeppe, VYRC Manager, attended via Zoom.

Gary Gage made a motion to approve the May 12, 2021, Meeting Minutes, Bill Meyer seconded the motion, all were in favor, motion carried.

Discussion Items

- Home watch communication/checklists
 - Liz will send the approved email and checklist to VYRC owners.
- House Rules and Regulations document
 - Liz will send the approved email and checklist to VYRC owners.
- Declaration Review Committee's survey
 - Hamilton Mikes sent the first draft of the proposed Amendment for Gary's review. Gary will send edits.
 - The proposed Amendment breaks out into three points:
 - All owners should be allowed to rent for 30 days minimum.
 - Immediate family should be allowed indefinite visits.
 - Non-immediate family and/or friends can visit for a total of 30 days per year, no more than four times a year, and any visit under seven days counts as seven days.
 - We need to find out how we determine the "owner" for condos that were purchased via a Trust, LLC, etc. Gary will contact Hamilton Mikes.
 - Liz will go through the official owner list and determine which units were purchased via a Trust, LLC, etc.

- Gary will communicate this new issue to the Committee. It will need to be addressed prior to voting.
- Once owner issue is resolved and a proposed Amendment has been approved by the Committee, the Board should prepare a recommendation to include with the mailing.
- VYRC Website
 - Liz will send the approved email and website address (vyrc.us) to VYRC owners.
 - Gary will notify owners when updates to the website occur.
- Humidity in units and/or VYRC's common areas research/update
 - Liz will meet with Matt from United Mechanical on June 15 to discover the purpose for a vent that currently exists in the master bedroom closets of the 02 stack.
 - Jim contacted Andy Osk. He is "the guy" to talk to when you have issues with negative in high-rise buildings in Florida. If we want to hire Andy to do a consultation, it will cost \$250/hour. Andy recommended Rick Sim's from Johnson's air conditioning as an equally informed person that could do VYRC's consultation because Andy's appointment calendar is very busy.
 - Larry Erb made a motion to approve a consultation regarding VYRC's negative with Andy or Rick for up to \$2,500, Bill Meyer seconded the motion, all were in favor, motion carried.
- Bike room
 - Gary and Liz will review Bob's research.
 - We need to pick a strong system and have Jesus install it.
 - Gary will draft an email to try and get current bikes claimed.
- Tennis courts
 - Paint repair was completed by Sport Surfaces on May 28.
 - Liz will ask Jesus to power wash the black spots that have accumulated in four spots from water drying too slow.
 - Before rental season (after rainy season) Liz will ask Jesus to power wash the entire tennis court.
- Bylaw amendment project
 - Only four units are waiting on materials. Liz to send updated spreadsheet.
- Elevator modernization
 - Work will begin the week of July 5
- Reserve Study
 - Larry will receive and review a draft from Reserve Advisors before next Board meeting.

- Property Lighting Project
 - Adam has continued analyzing the different quotes and working with Scott McConnelee of Build Contractors. We chose the option to replace only the light fixture and keep the existing poles and concrete bases. It's Adam's recommendation that we install one or two new light fixtures so we can determine if we like it, it's style, brightness, etc. before making a final light fixture choice. This will allow us to make a better-informed final decision before replacing all 28 light fixtures.
- Kayak launch
 - It will be installed as soon as it arrives, likely mid-July.
- VYRC's Financials = \$1,364,298
 - Operating = \$84,014
 - Reserves = \$305,828
 - Wells Fargo = \$974,456

Other Business

- Dock Replacement Project
 - Everything has gone as planned and they will be done by mid-June.
- Roof Discussions
 - Liz discussed conversations she had with Advanced Roofing. They determined VYRC's roof has one more year before something needs to be done, but if we are not ready to replace the roof completely, then we could coat the roof. The last time we coated the roof (at least 15 years ago), we used a silver coating. Advanced Roofing recommends we use a silicone coating this time and provided a quote.
 - Board members had many questions that Liz needs to have Advanced Roofing answer. She will email her findings to the Board.
- Annual Condo Insurance Update
 - Reminder email should be sent to owners about providing Liz with annual condo insurance updates.
 - John Chippindale will follow up with Doug to see if VYRC can get named as a 2nd on each owner's policy. That way Liz would receive annual updates without owner's involvement. She would also be copied is a policy lapsed.
- Cart Room

- Liz will have the key lock changed to an electronic lock. Code will be same as other common area electronic locks: 1650.

Adjournment

This meeting was adjourned at 11:52AM by Larry Erb and Gary Gage seconded the motion, all were in favor, meeting adjourned.