

Vanderbilt Yacht & Racquet Club

Meeting Minutes

July 22, 2021

Call to Order

The meeting was called to order at 10:05AM 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, Gary Gage, Secretary, Jim Cunningham, Director, and Adam Hill, Director attended via Zoom meeting.
- Owners: D. T. San Filippo #301, Dot Hornsby #503, Sal Barcia #602, and John Deves #804 attended via Zoom Meeting.
- Liz Schoeppe, VYRC Manager, attended via Zoom Meeting.

Karen Tarapata made a motion to approve the June 9, 2021, Meeting Minutes, Bill Meyer seconded the motion, all were in favor, motion carried.

Discussion Items

- Declaration Review Committee's survey and proposed amendments:
 - Decision was made to set up a "town hall meeting" before we hold the Special Meeting. This will give owners a chance to discuss their thoughts (pros and cons) prior to the vote.
 - Actual date for the Special Meeting was discussed; need to avoid Labor Day, 9/11, and Yom Kippur. Both the Town Hall and Special Meeting will take place on a Saturday at 10AM with the hope that most owners will be able to attend and participate.
 - Liz will contact Hamilton Mikes about notice dates and timing requirements.
 - We need to determine the final mail-by date, Town Hall Meeting date, and Special Meeting date. Liz will get back to the Board with date recommendations based on the conversation she has with the attorney.
- VYRC Website
 - Gary will create a newsletter.
 - Andreas and Liz will test three interactive form options and choose the one they think is best:
 - DocuSign
 - Adobe
 - Sedja

- Bill mentioned another possible option is Foxit.
- Humidity in units and/or VYRC's common areas research/update
 - Liz will forward United Mechanical's estimate. It states pricing for thermostat sensors and new ductwork for the four common area air conditioners (Floors 2, 5, 8, & 11) at a cost of \$7,211. That price is only good for one week.
 - We were informed that we are moving too much exhaust and we need to cut it down.
 - We need to measure and evaluate the exhaust on all 13 fans at a cost of \$2,600.
 - One option is to replace our 13 fans with speed control propeller fans at a cost of \$27,000.
 - Another option is to replace our 13 fans with variable speed fans at a cost of \$52,000.
 - Jim Cunningham made a motion to approve the \$2,600 cost to conduct an evaluation on all 13 fans, Gary Gage seconded the motion, all were in favor, motion carried.
 - United Mechanical provided Jim with an estimate to install 4 Honeywell Pro8000 with remote sensors and 4 new 7" supply ducts and grills to each of the four "feeder" air conditioners = \$7,211. The Board needs more information. Approval will wait until next Board Meeting.
- Bylaw amendment project – status of hurricane shutters/impact glass installations
 - Four owners are waiting for materials.
- Elevator modernization
 - Work started on July 6. Due to electrical damage, the modernization began with Elevator 1. All seems to be going well. There are two dedicated workers on site throughout the project. Pete, Oracle Elevator's foreman, has been updating Liz as needed. Great communication so far.
- Reserve Study
 - Larry will forward the link to Bill, Gary, and Liz for review and comment. The next step is to discuss everyone's notes and then forward one email that states all our comments and/or edits.
- Property Lighting Project
 - Build Contractors have provided two different lighting options. Larry was onsite and took pictures of the first option; it was too bright. Build went back and installed a second light with lower brightness. Karen was onsite and took pictures, but it was still too bright.
 - Adam is going to go back to Build and request a dimmer switch and dimmable light fixture as the final approach with this new light fixture. If that new fixture

is too bright, then Build will scratch that fixture and offer some completely new fixtures with a shade to block the brightness of the light.

- Bike Room
 - Liz will order a third bike rack and it will be placed on the north side of the building near the parking spots and the foot wash station. Exact position will be figured out by Liz and Jesus.
 - Liz will send an email (that Gary wrote, and the Board approved) to all VYRC owners regarding the bike room.
 - Liz will work with Jesus to get final quote to remodel the bike room. Hope to have it ready for next Board Meeting so we can officially approve the cost.

VYRC's Financials = \$1,431,770

- Operating = \$171,597
- Reserves = \$285,709
- Wells Fargo = \$974,464

Other Business

- Unit Sales
 - Unit #504 is set to close on August 31 to a current VYRC owner. Ted Koenig, owner of #1201/Penthouse, is the buyer.
- T-Mobile's acquisition of Sprint
 - We need to decide if we want Sprint to remove all obsolete equipment and how this acquisition will affect VYRC's monthly rental income.
 - Liz will send contact information to Adam, and he will work with Sprint moving forward.
- Lightning strike on June 28
 - Liz will file an insurance claim with IRMS. Loss includes entrance gate system, six video cameras, and multiple fire alarms.
- Detroit Diesel's annual maintenance service agreement
 - Liz will forward the contract to Bill, and he will let her know whether to approve or not.

Adjournment

This meeting was adjourned at 12:08PM by Gary Gage and Adam Hill seconded the motion, all were in favor, meeting adjourned.