

Vanderbilt Yacht & Racquet Club

Meeting Minutes

September 8, 2021

Call to Order

The meeting was called to order at 10:04AM 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.
- Owner: Dot Hornsby #503 and Kim and/or Andreas Neumann #701 attended via Zoom Meeting.
- Liz Schoeppe, VYRC Manager, attended via Zoom Meeting.

Larry Erb made a motion to approve the July 22, 2021, Meeting Minutes, Bill Meyer seconded the motion, all were in favor, motion carried. Larry Erb made a motion to approve the August 11, 2021, Meeting Minutes, Adam Hill seconded the motion, all were in favor, motion carried.

Updates

Declaration Review Committee/VYRC's Special Meeting Update

- Liz emailed and mailed all documents needed for the October 2 Special Members' Meeting on September 3.
- Liz will email the Zoom Meeting link on September 15 for the Town Hall Meeting and the Zoom Meeting link on September 29 for the Special Members' Meeting.
- Adam asked if we should designate one main person to field questions and the Board agreed that VYRC's attorney should be that person. Liz will confirm with the attorney about fielding questions and also about opening votes together the day before the Meeting.

VYRC Website

- Still working through interactive form options.
- Gary will send the first draft of VYRC's quarterly newsletter to the Board for review. Once approved, Liz will email to all VYRC owners.

Humidity in units and/or VYRC's common areas research/update

- Liz will test each floor with her cell phone. If the wi-fi does not work then Liz needs to get wi-fi set up for the remote sensors on Floors 2, 5, 8, & 11.
- After reviewing and testing VYRC's exhaust system, Johnson's Air Conditioning recommended we choose from three options to help rectify VYRC's exhaust issues:
 - Add variable speed controllers to each roof exhaust fan for a cost of \$60,060.
 - Add variable speed controllers to the dryer exhaust fans only.
 - Replace all current exhaust fans with smaller motors that have speed controllers for a cost of \$27,000.
- Liz will add "verify all 13 roof exhaust fans are running" to the weekly maintenance worksheet that Jesus uses.
- Larry Erb made a motion to approve the replacement of all current exhaust fans with smaller motors that have speed controllers for a cost of \$27,000, Adam Hill seconded the motion, all were in favor, motion carried.
- Jim will contact Johnson's AC and place the order.
- We should add a line item to next year's budget for "Exhaust Fan Replacement."
- Liz will talk to Jesus to see if he wants the scrap metal from the old exhaust fans.

Bylaw amendment project – status of hurricane shutters/impact glass installations

- Units #603 & #604 are waiting for the glass to come in. Both vendors stated these jobs will be done before our construction season ends on October 31.
- Windows for lobby area and first floor party room will be completed before the end of September.
- Unit #902 is still waiting for Storm Solutions to correct their mistake of installing the wrong color glass. They are having trouble getting the new glass because of shortages caused by the pandemic.

Elevator modernization

- Liz to find out how much it costs to add metal skins to the doors on each floor and let the Board know.
- We should have two elevators working again on September 9.

Reserve Study

- Bill and Liz had a conference call with Reserve Advisors on September 7

Property Lighting Project

- We tried adding a dimmer switch to the latest fixture, but the light is still too bright.
- We need to pick a new fixture, preferably one that allows you to change the light bulb.
- Adam will go back to Scott at BUILD, and we will try another fixture.

Sprint Cell Tower – removal of equipment

- Goodman Telecom Service and Advanced Roofing met at VYRC and developed a plan for how to remove the equipment and how Advanced Roofing will fill in any holes. They will work together to make sure the roof remains leak free.

Bike Room

- When the bike room work was completed, we discovered the room only comfortably holds eleven spots with bikes. Very disappointing!
- Liz will contact Scott at BUILD to see if he has any other ideas.

VYRC's Financials = \$1,383,253

- Operating = \$80,342
- Reserves = \$328,431
- Wells Fargo = \$974,480

Other Business

- Liz needs to figure out who we can hire to come in and review the building. We need someone to look at the foundation, the subsurface pipes, etc.
- The potential companies need to provide references of past work before we will make a choice. Examples of information needed:
 - What is the builder's name?
 - Who designed it?
 - Who is the engineer?
- Units #502, #402, and #302 had issues with mold in their guest bathrooms. Liz will try to find companies that will view the ductwork from the outside of the building.
- We lost six of our security system cameras due to a storm on June 28. Our first plan was to replace the six cameras we lost; however, we believe now is the time to replace the system because almost half of the cost will be covered through our insurance claim. Bill Meyer made a motion to approve replacing the cameras and storage system with the newest technology at a cost not to exceed \$6,500, Gary Gage seconded the motion, all were in favor, motion carried. Liz will work with Hands Free to get this done.

Adjournment

This meeting was adjourned at 11:40AM by Bill Meyer, Larry Erb seconded the motion, all were in favor, meeting adjourned.