

MEETING MINUTES – APPROVED

Vanderbilt Yacht & Racquet Club

July 13, 2022

Call to Order

The meeting was called to order at 10:01AM by Adam Hill.

Calling of Roll/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.

- Adam Hill, President, Larry Erb, Vice President, John Lawrie, Treasurer, Laura Fink, Director, and Sal Barcia, Director attended.
- Owners that attended: D. San Filippo #301, Dot Hornsby #503, Kim Neumann #501 & #701, and John Deves #804.
- Liz Schoeppe, VYRC Manager, attended.

Larry Erb made a motion to approve the May 11, 2022, Meeting Minutes, Laura Fink seconded the motion, all were in favor, motion carried.

Updates

Home Watch – Research/Discussion

- Sal Barcia sent a survey to VYRC's owners to find out how owners feel about home watch, i.e., who's in favor of mandating home watch, and who's opposed.
- Results = 18 owners replied to Sal (21 condos)
 - 19 condos currently have home watch
 - 7 owners were in favor of mandating home watch
 - 7 owners were opposed/don't want more rules
- Fire, water, and mold issues that occur when owners are away are the three biggest concerns that home watch would address.
- Board discussed the possibility of hiring someone to do a walk through of each condo with a simple checklist.
- Sal will send out another survey to VYRC's owners. He'll ask if whether they have home watch. If they do, he'll request their home watch provider's name.

Structural Engineer Project

- Liz sent W.J. Associates the approved Letter of Engagement for their Limited Structural Review on June 1.
- W.J. advised that VYRC should wait a couple of weeks to see how the new regulations affect things.
- After waiting a few weeks, VYRC felt we needed to start this review and chose to move forward anyway. W.J. agreed to start the Limited Structural Review but pointed out they may need to provide a Change Order if the regulations affect this review after the fact.
- Liz will contact W.J. to get this moving again.
- Note: depending on what W.J. finds, this might affect the Reserves.

Dock #19 & Lights on Docks

- Dock Committee (DC), Terry Aikin, Larry Erb, and Dennis Kelly discussed these two projects and made recommendations.
- For the Dock #19 issue, DC recommended approving the Greg Orick Marine estimate.
- Adam Hill made a motion to approve Greg Orick's \$5,180 estimate, John Lawrie seconded the motion, all were in favor, motion carried.
- Liz will contact Greg Orick to get the four pilings replaced on Dock #19 and have eight pilings' strips replaced on Docks #19 and #20. That way all VYRC's docks will look the same. Liz will inform Lee Everse #19 of this plan.
- For the Lights on Docks issue, they recommended we fix the lights that need to be fixed. Liz will have Juan look at each slip's lights to figure out which ones need to be fixed. The boxes for these lights are too costly to replace currently, but if a safety issue is discovered, we'll need to re-visit this.
- Additional DC Budget Recommendations:
NOTE: these recommendations will be included as part of VYRC's 2023 Annual Budget. All VYRC owners must formally adopt the Annual Budget each year. The tally of the vote occurs at the Annual Budget Adoption Meeting (to be held in December 2022). None of these recommendations are final until that vote occurs.
 - The 2023 boat dock reserve assessment should be increased from \$50 per quarter to \$100 per quarter.
 - The Association should contribute the same assessed amount for Slip #20; reasoning is that this community slip is used extensively now for kayaks.
 - If both recommendations are enacted, reserve contributions will total \$8,000 annually.
 - The lift maintenance costs have increased to \$45 per quarter; for 2023 this amount should be adjusted for those dock owners that utilize this service.

Electrical Projects

- Brian Fink is meeting with Charge Point today, July 13 to discuss EV Charging options.
- We're hoping they can get electric to the garage also.
- Discussion occurred regarding which parking spots to use for EV Charging. Instead of using the 3 parking spots on the south side of the parking lot, it was recommended that we use the west side of the large parking lot. Final spots TBD.
- Brian will present at the next Board Meeting.
- Board agrees we must have something set up for EV Charging by December, at the latest.

Lobby Floor Replacement Project

- Liz shared the estimates she received from three companies: 41 East Flooring, Marc's Flooring, and Hessler Floor Coverings.
- Discussed whether to do the outside lobby entrances at the same time. Decision was to do that separately.
- Adam Hill made a motion to approve Hessler Floor Coverings estimate of \$30,850, Larry Erb seconded the motion, all were in favor, motion carried. This is assuming that Hessler agrees to finishing lobby before October 31.
- Liz will verify that Hessler can finish this project before October 31.
- Liz will set up a meeting to view and select tile choices.
- Laura Fink will work with Liz on this project.

Hot Tub Project

- John Lawrie will work with Liz on this project.
- Project has become larger. John and Liz will work to find a vendor that can help with a pool area beautification which may or may not include a new hot tub. Need to develop a plan for the pool coping, pool decking, perhaps expanding to the south, etc.
- Ideally we'll get these plans and costs incorporated into the 2023 budget.

Bocce Ball Court

- There are no plans to replace the old bocce ball court. It will no longer be included as a topic for future Board Meetings.

T-Mobile Cell Service Antenna – upgrade of current equipment

- Nothing new. Liz will follow up with Nadia and provide update at next Board Meeting.

VYRC's Financials

- Accounts at First Citizens Bank are officially closed.
- First Foundation Bank holds VYRC's Operating and Reserves money.

VYRC's Current Bank Account Balances = \$1,041,815

- Operating = \$43,556
- Reserves = \$132,326
- Wells Fargo = \$211,943 in cash; \$653,990 invested in ladder of US Treasuries.

Other Business

Covered Bike Storage

- Board believes VYRC must charge a fee for the eleven spots currently in the Bike Room. Fee to be determined. Liz will send an email to the Board to discuss final rental fee.
- Discussed possibly moving the gym back to the First Floor Party Room then we could store bikes on the ground floor where the gym was. Pros and cons raised. No decision will be made without owner input.
- Discussed possibly turning one of the pool house bathrooms into a bike storage area. The other bathroom would become unisex. Pros and cons raised. No decision will be made without owner input.
- Discussed possibly having the HOA buy or rent a cabana or garage to solve the bike storage issue. Liz will send email to the owners with cabanas and garages to see if anyone is interested in exploring this possibility.

Remodel Procedures and Contractor Rules

- Discussed how it's the owners and vendors responsibility to ensure proper floor sound proofing is used vs. the manager's responsibility.

Lozano Services Group

- Landscaping company asked Liz if they could increase their monthly fee. Gas prices are up, materials cost more, employees are hard to find and hard to keep, etc.
- Lozano started in January 2019 at \$1,250/month. In May 2020, they increased to \$1,500/month and that's what VYRC currently pays.
- Liz will explain to Lozano how the 2022 budget is set, so if a raise were to occur, it wouldn't be until January 1 (at the earliest).
- Liz will contact two other landscapers. She'll find out who VYRC's north and south neighbors use and request estimates. She'll present those findings to the Board.

Detroit Diesel Service Agreement (2022-2023)

- Larry Erb made a motion to approve this Agreement for \$2,114 a year, Laura Fink seconded the motion, all were in favor, motion carried.

Door Project

- Jesus finished the doors on Floors 6 & 7, and they look great. The original estimate was to sand and paint 14 doors, but we discovered it makes more sense to do all 24 doors (Trash Chute Room doors and Storage Room doors) on each floor. Jesus increased his estimate by \$1,570 for this change to his original estimate of \$3,400.
- Larry Erb made a motion to approve Jesus' updated estimate of \$4,970 for all 24 doors, John Lawrie seconded the motion, all were in favor, motion carried.

Firepit Chairs

- Sal found chairs on the Costco website and the Board agreed to the style (Adirondack) and color (Gray). Each chair cost \$199.99, but if VYRC uses Sal's Costco membership, each chair (up to 5) would be \$30 less.
- John Lawrie made a motion to approve six Costco chairs for VYRC's firepit, Sal Barcia seconded the motion, all were in favor, motion carried.

Mechanical Room

- There are two green spots on VYRC's main water pipes that need to be replaced. Liz received two estimates before this meeting (Hancock Plumbing and First-Class Plumbing). She needs to obtain a third estimate. Once Liz has all three estimates, she'll email the Board and they'll decide which plumber to hire.

Adjournment

John Lawrie made the motion to adjourn the Board Meeting at 11:59AM, Laura Fink seconded the motion, all were in favor, meeting adjourned.