

MEETING MINUTES – APPROVED

Vanderbilt Yacht & Racquet Club

May 10, 2023

Call to order by the President

The meeting was called to order at 10:03AM by Adam Hill.

Establish a Quorum

A Quorum was established with the majority of Board Members in attendance.

- Adam Hill, President, Larry Erb, Vice President, John Lawrie, Treasurer, Laura Fink, Secretary, Sal Barcia, Director and Andreas Neumann, Director attended.
- Owners that attended: D San Filippo #301, Brandon Aikin #302, Carol Fratianne #402, Dot Hornsby #503, Ty Jackson #601, Kim Neumann #701, and Emilie Erb #1003.
- Liz Schoeppe, VYRC Manager, attended.

Approval of Meeting Minutes/Ratify Dock Special Assessment

- Adam Hill made a motion to approve the March 8, 2023, Board Meeting Minutes, John Lawrie seconded the motion, all were in favor, motion carried.
- Larry Erb made a motion to approve the March 25, 2023, Annual Board Meeting Minutes, Adam Hill seconded the motion, all were in favor, motion carried.
- This item was inadvertently left out of past Meeting Minutes. It's being recorded here so it is officially in VYRC's records: Adam Hill made a motion to approve each Dock Special Assessment that was sent to each dock owner and due on December 31, 2022, Larry Erb seconded the motion, all were in favor, motion carried.

VYRC's Bank Account Balances/Financials (as of 5/9/23) = \$1,881,134

- Operating = \$151,031
- Reserves = \$177,988
- Wells Fargo = \$876,586 (\$18,816 in cash; \$729,736 invested in US treasuries ladder; \$128,034 in Money Market Fund)
- Money Market Fund – Cell Tower Sale = \$675,529*

* 4/3/23 through 5/1/23 this Money Market Fund already earned \$2,015 in interest.

Updates

Hurricane Ian Updates

- Beach Access Walkway – Bastos Pavers is scheduled to begin on May 17. Liz is trying to get two companies to provide a quote to do a survey for the beach easement. We can't get a permit until we have a survey. We can't work on the fence until we get a permit.
- Entrance Sign – One of the lights isn't working and there are some scratches in the paint. Liz will follow up with Lykins Signs to have those issues addressed. That's the company that originally created it.
- Property Insurance Claim – waiting to hear back from insurance agent.
- Pool House Gutters – Andreas said he might be able to fix the gutters himself. However, if he can't, Adam Hill made a motion to accept the \$300 estimate from Rain Control Aluminum, Laura Fink seconded the motion, all were in favor, motion carried. Andreas will let Liz know what to do.

Water Pump Replacement

- Waiting for the pump to arrive 7-9 weeks from when we sent the deposit (May 25-June 8)

Greg Orick Dock/Lift Updates

- Liz will put together the final, final to do list for Orick. We're getting really close to having all the docks done.

Structural Engineer Project

- The last to do items from the LSR involve items in the parking structure. Liz received an estimate from Al Porter Commercial Painting and Concrete Restoration. It's a bit complicated, so Liz will forward the estimate to the Board via email. They will review and approve from there. Assuming the estimate is approved, it will be formally approved at the next Board Meeting. Timing will be discussed then, too.

Electrical Projects

- Will not occur until 2024. The goal is to have a plan set in September/October 2023.
- Liz talked to the manager at Vanderbilt Gulfside about their new EV charging station. Here are the notes from that meeting:
 - CTS installed the one pedestal that can charge two cars for \$7,000. It runs off wi-fi. You can monitor all activity online. 8 hours for a full charge.
 - Charge Lab is the company that handles the money; cost is \$0.35 per watt. Each user sets up an account via an app on their phone.
- Liz will contact CTS and AC Electric and have them come out to see if they can work with our existing electric.
- Ideally, EV charging station will be in a lesser used part of VYRC's parking lot than the current location.

T-Mobile Cell Service Antenna – upgrade of current equipment

- Liz received the schedule. They'll be done with Part One by the second to last week in May.

Insurance Renewal October 2023

- Liz will have email out to the two bidding companies by May 15.

Roof Replacement/Review

- Liz will follow up with WJ Johnson again in December to verify next steps, if any (maybe a coating will be needed). To be determined.

Reserve Study for 2023

- Larry, John L, and Liz met with Taylor from Reserve Advisors and went over all the items that need to be included in this study.

Other Business

Fans for Chickee Hut

- Laura will get pictures and costs of her recommendations. She'll report back at the next Board Meeting.

Monitoring Lanais

- Liz needs to draft a communication to owners. She'll create a reminder email to all owners discussing how lanais should be left during the rainy season (no rugs or furniture) and the importance of monitoring each condo's lanai.
- Liz will follow up with WJ Johnson to see if they can seal lanais, do structural checks of lanais, and/or have maintenance tips for lanais. She'll share her findings with the Board at a future Board Meeting.

Power Washing the Building vs. Painting the Building

- Liz and Andreas will work on getting paint costs.
- Liz will follow up with Logan at Renovia to get this started.

Generator Day Tank

- Liz needs to get two company costs to replace the day tank. She'll send an email to the Board once she has more information.

VYRC's Social Committee Update

- Regularly scheduled events will re-start in October.
- Liz provided a quote for US Can Do It to add pickleball lines to the second tennis court for \$1,800. That was put on hold.
- The committee decided they want to investigate all the possible options regarding pickleball at VYRC. They'll report back in a future Board Meeting.

Adjournment

John L made the motion to adjourn the Board Meeting at 11:43AM, Adam Hill seconded the motion, all were in favor, meeting adjourned.