

# **MEETING MINUTES – APPROVED**

## **Vanderbilt Yacht & Racquet Club**

**July 12, 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, Laura Fink, Secretary, Sal Barcia, Director and Andreas Neumann, Director attended.
- Owners that attended: D San Filippo #301, Sue #203, Kim Neumann #701, and Anthony Agueci #1104.
- Liz Schoeppe, VYRC Manager, attended.

### **Approval of Meeting Minutes**

- Larry Erb made a motion to approve the June 14, 2023, Board Meeting Minutes; Laura Fink seconded the motion, all were in favor, motion carried.

### **VYRC's Bank Account Balances/Financials (as of 7/10/23) = \$2,016,442**

- First Foundation – Operating = \$266,519
- First Foundation – Reserves = \$192,930
- Wells Fargo Reserves – Cash = \$19,233
- Wells Fargo Reserves – Money Market = \$129,105
- Wells Fargo Reserves – Treasuries = \$727,465 (most recent maturity used to purchase a \$75K bond yielding 4.625% maturing 3/15/26)
- Wells Fargo – Cell Tower Income = \$681,190 (earning about \$34K annually)
- TOTAL OF ALL ACCOUNTS = \$2,016,442

### **Updates**

Hurricane Ian Updates

- Beach Access Walkway – VYRC and Vanderbilt Landings hired Benchmark Land Services to perform a survey of the easement. Once we have a survey, Russ Carter can obtain a permit. Once they have a permit, they can replace the fence. Adam discovered language in VYRC's Easement Agreement that states, "VYRC must fix damage, but only if VYRC causes the damage." Once we have the survey, we'll discuss responsibilities with Vanderbilt Gulfside and Vanderbilt Landings.
- Property Insurance Claim – still waiting to hear back from insurance agent. Liz followed up again. Doug said we just need to keep waiting for now.
- Hurricane Expenses – Liz to create a recap of all hurricane-related expenses (Reserves vs. Operating). Liz will send the first draft to Larry and John L.

- “Everything We’ve Learned” document – Liz will create a document about everything we’ve learned from and since Hurricane Ian (e.g., items that must be done to prepare for a hurricane, list of items that run on the backup generator, etc.)

#### Water Pump Replacement

- Liz followed up with Dave at Accurate Comfort to see if the water pump had arrived. He said it arrived on June 30, but they haven’t been able to fit VYRC into their schedule yet. As of this meeting, no date has been received for this work to occur; therefore, Liz will give Dave a deadline and state the work must be completed by July 21.

#### Greg Orick Dock/Lift Updates

- While going over the final, final fixes with Chris from Orick, Liz was told the wires from each dock’s junction box to each dock’s new Eaton Harbor Mate were not replaced (i.e., they used the old wires). Chris said it’s common practice to keep the old wires unless something is clearly wrong with them. Liz contacted AC Electric to see if that’s true. AC Electric agreed that they would only replace the wires if something was clearly wrong with them.
- There are still a few items that need to be done (Dock #20 is still missing its numbers, the light on new Eaton Harbor Mate for Dock #11 doesn’t work, etc.). Liz will create a list of these items and send it to Orick.
- Last month Andreas reported that Dock #9 had a possible shock issue. He followed up with Orick and they determined the shock was from static electricity. They were confident that it wasn’t a wiring issue or anything like that.
- VYRC paid Orick the final payment for some of the docks that have their work completely done. Those docks were Docks #3 thru #8 and #10. A check in the amount of \$33,523.33 was sent to Orick at the end of June.
- Liz must create a spreadsheet with every payment listed before another payment can be made to Orick.

#### Structural Engineer Project

- AI Porter Concrete Restoration did the last items deemed necessary from the 2022 LSR. The work was mostly in the parking structure, and it was completed at the beginning of July.
- They found that two of the three cracks that needed to be fixed in the parking structure ceiling are leaking water from the tennis court. Chris Eseppi, the engineer who performed the LSR, joined AI Porter on July 11 and determined we can leave those two cracks until we re-do the tennis courts in 5-10 years.
- Chris told Liz to monitor the cracks. If she sees rusty water, then we may need to re-do the tennis courts faster than 5-10 years. He said it’s not likely, but we should still watch for it.
- The parking spots that have an open crack above them are as follows:
  - First crack = no parking spots should have an issue as this crack was re-sealed.
  - Second crack = parking spots 1002, 1103, 604, & 402
  - Third crack = parking spots 901/PH, 1004/403, 702/802 & PH/303
  - We’re not sure where the leaks occur and they can change based on the direction and strength of the rain, amount of wind, etc. The water may or may not actually fall on these parking spots, but the crack is located above them. Owners should talk to Liz if they discover that water is dripping on their car. Depending on how big this issue is, we

may want to have a gutter system put in to catch and direct the water away from any cars.

- On July 9, Laura sent Liz pictures that showed concrete on VYRC's sidewalk and driveway on the northeast side of the building. Liz went up to the roof to see what happened. She believes the northeast corner of the north stairway was hit by lightning on July 8 which caused a piece of the concrete to break away and fall to the ground. Liz put up cones and caution tape on the ground to keep people away from that area in case anything more should fall.
- Liz called Jesus ASAP and he agreed to look over the area and patch the corner on July 10.
- The engineer was on site on July 12 to look at the parking structure, so Liz had him and two guys from Al Porter look at the area and Jesus' patch. They stated his patch was fine as a temporary fix, but Al Porter needs to re-do it. They'll contact Liz when they're available to do that work.
- They noticed a couple of small cracks that needed to be fixed as well. There won't be an estimate as it will be billed as Time and Materials.
- Liz questioned if it was likely that more pieces would fall, but they all agreed that was very unlikely.

#### EV Charging Stations

- Liz will meet with Ralph from AC Electric to see where he recommends the station should go if we pull the electricity from our current main panel.
- Liz and Andreas will contact EV charging companies to get quotes for how much this will cost, pictures of charging stations, and bring that information to the next Board Meeting.
- The current thought is that VYRC would pay the installation cost for an EV charging station while the actual charging costs would be paid by each individual user through an app or by credit card. VYRC wouldn't be involved in any of that individual billing.

#### Electrical Projects

- Will not occur until 2024. The goal is to have a plan set in September/October 2023.
- Liz will move this topic to the end of "Updates" on next month's Board Meeting Agenda as there's nothing more to report for now.

#### T-Mobile Cell Service Antenna – upgrade of current equipment

- Part Two of the upgrade is scheduled to begin on July 17.

#### DISH Wireless – new rental possibility

- VYRC informed Dish that monthly rent would be around \$3,000/month (the amount that T-Mobile paid). Dish stated that amount was too high, and they'll look at other places.
- The Board agreed to let Dish go.
- The Board is still interested in the possibility of renting to another company. We'll just have to wait and see if anyone contacts us.

#### Insurance Renewal October 2023

- VYRC should anticipate an increase.

- John C and Liz will follow up with Brown & Brown, USI, and Assured Partners to see where they're at with bids and what the next steps are.
- The plan is to know how much insurance will cost 60 days before the October 21 renewal.

#### Replace Generator's Day Tank

- The Board approved an estimate from Universal Fuel Services at a previous Board Meeting.
- Universal stated it would be 70 to 80 days from when VYRC approved the estimate.
- Work should occur some time between August 27 and September 6.
- This expense will come out of VYRC's Reserves.

#### Solar Component

- John L is interested in finding out if VYRC can integrate solar power in some way. He'll report back on this topic in a future Board Meeting.

### **Other Business**

#### Fans for Chickee Hut

- Laura pointed out the need to replace the hanging lights in the Chickee Hut. They look very bad and are completely rusted.
- She recommended we replace the hanging lights with fans that have lights. Because the roof is so high, she stated they would need to hang down about 5 feet. She'll look at Hunter fans.
- Laura Fink made a motion to install two ceiling fans with lights for no more than \$1,500 (cost includes everything); Adam Hill seconded the motion, all were in favor, motion carried.

#### Patio Furniture for Pool

- We discovered that slings on the loungers are deteriorating. The fabric tears away from the lounge and it's unable to be used. We lost six of the pool loungers over the last few months.
- The question was raised whether we could re-sling the chairs. Liz investigated but discovered that our sling was discontinued. Re-slinging isn't an option.
- VYRC normally has 20 loungers and 16 regular chairs in the pool area.
- Laura will get pricing and report back at the next Board Meeting.
- Each summer, shortly after the fourth of July, Liz has the maintenance man store half of the pool furniture. This year, the furniture that shows the least wear will be put away. Sue Keister offered her garage to be the storage area, so that's what we'll do.
- It was discussed that VYRC should have a line item in Reserves for replacing the pool furniture every 5-7 years. This idea will be brought up during the 2024 Budget discussions.

#### Monitoring Lanais

- Liz needs to draft a communication to owners and have the Board review it before she sends it. 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.
- VYRC's lanais should occasionally be inspected by an engineer. Liz will obtain an estimate for WJ Johnson's engineer to inspect each of VYRC's 44 lanais.

- The question was raised whether the Milestone Inspection could be done at the same time. Liz will find out and report back at the next Board Meeting.

#### Power Washing the Building vs. Painting the Building

- Liz and Andreas talked to Renovia, Spectrum, and Sherwin Williams to get estimates to paint VYRC. Renovia's estimate was \$200K.
- Since all three companies stated that VYRC's paint still looks good, the Board decided that VYRC should do power washing this year instead of painting. That cost is around \$8K.
- Liz received estimates from three companies, but since we've worked with the Clean Up Group before and they were the lowest estimate, they were picked.
- Adam requested that we receive the names of clients they've power washed and/or pictures of those jobs from the Clean Up Group before we do anything further. Liz said she'd get the names and Laura said she'd go look.
- Liz will find out what happens to each lanai when the building is being power washed.
- Liz will ask the Clean Up Group for pricing if owners are interested in hiring the Clean Up Group to wash their sliders, windows, screens, and railings. Liz will report back at the next Board Meeting.

#### Social Committee Projects

- They are looking into re-doing the tennis courts. They received an estimate from Sport Surfaces and are waiting for another company to provide an estimate. This topic will be discussed when they have more information.

#### Detroit Diesel's Annual Maintenance Agreement

- Larry Erb made a motion to approve Detroit Diesel's 2023 Annual Maintenance Agreement for the generator's visual and annual inspections in the amount of \$2,234; Laura Fink seconded the motion, all were in favor, motion carried.

#### Emotional Support Animals

- There's been some interest and questions regarding this topic, so Liz asked Hamilton Mikes (VYRC's attorney) to create a letter that can be used for anyone with this need. That same letter will be used for everyone, and it will meet all the HUD requirements.
- There was a Board discussion on this topic. It was pointed out that VYRC will need to create rules for Emotional Support Animals and penalties if those rules are broken.
- Adam mentioned that Moraya Bay allows pets and asked Liz to follow up with their manager to try and obtain a copy of their rules.

### **Adjournment**

Adam Hill made the motion to adjourn the Board Meeting at 11:46AM, Larry Erb seconded the motion, all were in favor, meeting adjourned.