

MEETING MINUTES – APPROVED

Vanderbilt Yacht & Racquet Club

August 9, 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, John Chippindale, Director, Sal Barcia, Director and Andreas Neumann, Director attended.
- Owners that attended: Dot Hornsby #503 and Emilie Erb #1003.
- Liz Schoeppe, VYRC Manager, attended.

Approval of Meeting Minutes

- Larry Erb made a motion to approve the July 12, 2023, Board Meeting Minutes; John Lawrie seconded the motion, all were in favor, motion carried.

VYRC's Bank Account Balances/Financials (as of 8/7/23) = \$1,971,237

- First Foundation – Operating = \$244,612
- First Foundation – Reserves = \$163,819
- Wells Fargo Reserves – Cash = \$19,233
- Wells Fargo Reserves – Money Market = \$129,659 (5.24% current yield)
- Wells Fargo Reserves – Treasuries = \$729,809
- Wells Fargo – Cell Tower Income = \$684,107 (5.24% current yield)
- TOTAL OF ALL ACCOUNTS = \$1,971,237

Updates

Hurricane Ian Updates

- 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.
- Beach Access Walkway Fencing – Received the survey so we could move forward; however, new information came to light. Collier County Code Enforcement sent Vanderbilt Gulfside a Notice of Violation because a permit hasn't been pulled yet for the fencing to be replaced. The NOV is just a formality, but the important takeaway for VYRC is that the County considers the fence part of VG's property and therefore, their responsibility. Liz and Adam have a call set up with VG's Board president and property manager, Mahmoud Ghazzi and Jackie Carroll, respectively. The goal is to work this out amicably and have all three properties share beach access walkway costs now and, in the future, (VYRC, Vanderbilt Landings, and Vanderbilt Gulfside) together.
- "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

- Work occurred on August 2 by Accurate Comfort Services, and everything went smooth.
- Liz asked them to leave the old pump in the mechanical room.
- Liz asked the Board if she should obtain quotes to have the old pump rebuilt (Mader Motors and Grayley are two possible companies to ask). That way VYRC would have a backup pump for the future. The Board agreed that Liz should obtain and report back with those quotes.

Greg Orick Dock/Lift Updates

- Liz needs to write out all the last fixes and give them to Orick.
- VYRC will not pay for a dock until ALL work is complete.
- Liz will work on getting Orick a check for any docks that are completely done.
- VYRC will not pay the final Power Pedestal invoice until ALL warranty information is received.
- Liz will try to have everything wrapped up by the next Board Meeting and the Board can approve the FINAL payment to Orick.

Structural Engineer Projects

- On August 4, Al Porter Concrete and Restoration addressed the north stairway issues. They found more issues than just the corner that was struck by lightning. They found that most of the areas that had a bolt in it (to attach the lightning rod wire around the top of the roof wall) had cracks. They fixed those areas as well.
- No estimate was provided because a job like that can only be billed as Time and Material.
- The north stairway tower is now structurally sound.
- The Board discussed the estimate from WJ Johnson for the inspection of all 44 lanais and the Milestone Inspection. The following concerns were raised:
 - Johnson's lack of liability coverage needs to be addressed.
 - How much time and how in depth will each inspection be?
 - What type of report will we receive?
 - Will we receive a report for each lanai?
- Adam and Liz will have a Zoom Meeting with Eric and Chris from WJ Johnson to address the concerns that were raised and will report back at the next meeting.
- Liz needs to create an email or emails to owners regarding the monitoring of lanais, owner maintenance, and the lanai inspection. She'll forward those to the Board for review before sending.

EV Charging Stations

- Liz contacted FSG Electric and shared costs with the Board.
 - They stated Level 2 chargers cost between \$700-\$7,000 for the charger and cost - on average for installation - \$3,000 if enough power is existing, and \$10,000 if additional power is needed. Level 2 charge time is 2-6 hours. The larger the amperage size of the charger, the larger the electrical infrastructure required, and the higher the cost.
 - They stated Level 3 chargers cost between \$25,000-\$75,000 for the charger and cost - on average - \$21,000 to install. Level 3 charge time is 15-45 minutes.

- FSG won't provide an estimate unless we agree to pay \$650 up front for a Site Assessment. The Board determined we won't be contacting them again.
- Liz contacted ChargePoint. They have two options:
 1. Buy a Level 2 dual port station outright for \$12,000-\$18,000 and pay \$500/year for software.
 2. Subscription Service – they handle everything including installing the station. VYRC would pay a monthly fee of \$310. ChargePoint also makes 10% off every charge.
- Liz contacted FPL, but they haven't figured out how to handle the multi-family/condo building EV charging yet. They currently have FPL Evolution Home for individual residences where they install everything at their cost and the owner just pays a monthly fee.
- A few Board members would like to put this topic on hold until FPL develops a plan for buildings. It was pointed out that there are different charger standards for Tesla and all other manufacturers at present.
- This question was raised: How much demand is there? Andreas will create a survey for VYRC's owners to determine demand. Liz will email it to the owners. Results will be discussed at the next meeting.
- Liz will get firm dollar amounts from AC Electric and share costs at the next meeting.

T-Mobile Cell Service Antenna – upgrade of current equipment

- Phase 2 began on August 1. T-Mobile hired Advanced Roofing to replace the old way of holding up the cables around the roof. The cables used to be on cinder blocks, but Advanced Roofing removed those and installed t-stands/pitch pans.
- Patrick from T-Mobile will contact Liz with timing for the next part. They'll hang a large metal cover on each of the sides to completely hide the two antennas hanging on each side. The metal covers will also address the eyesore issue of old paint showing.

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. This topic will be deleted from the next agenda.
- Verizon is interested and they came out to evaluate VYRC on August 4. They want to be able to install a generator specifically for their antenna. VYRC doesn't want to allow that, so we'll just keep looking for other opportunities.

Insurance Renewal October 2023

- John C will tell Doug to evaluate three options: QBE, Surplus, and Citizens.
- We may no longer need Excess Flood, but it doesn't renew until January, so we'll discuss that when we're closer to its renewal.
- Liz hired FPAT to do a Wind Mitigation Inspection. They were on site on August 14. She'll try to get the report in two weeks.
- There was a discussion as to whether VYRC should get an appraisal or not. Liz will talk to Townsend Appraisals and find out what they're seeing in the market and decide from there.
- If we need to get an appraisal, Liz will email Townsend Appraisals' estimate options to the Board for approval. We'll formally accept that cost at the next meeting.

- We need to know the variables by the next meeting. The goal is to have insurance costs finalized at the October 11 Board Meeting.
- Final approval of property insurance MUST be complete by October 21 because our current company is no longer servicing Florida (RenaissanceRe left town after Ian).

Replace Generator's Day Tank

- Work should occur some time between August 27 and September 6. Liz will follow up with Universal when those dates get closer.
- This expense will come out of VYRC's Reserves.

Fans for Chickee Hut

- Both fans were installed on August 2. They look and work great. We planned on the fans having lights; however, the only way for lights to work is by remote control. Laura and Liz decided lights weren't necessary. There's still plenty of light, but we can always add another light cheaply, if needed.

Solar Component

- John L is looking into options with FPL.
- Liz will send John L WJ Johnson's contact information to see if they have any contacts he could talk to.

Electrical Projects

- Will not occur until 2024. The goal is to have a plan set in September/October 2023.
- The Board would like to know if we can separate the parking structure from the building's electric. Liz will contact AC Electric and obtain costs.

Other Business

Patio Furniture for Pool

- Liz will tell Laura to keep getting options and pricing. Laura will report back at the next Board Meeting.
- It would be ideal if this could wait until the December/January timeframe.
- Larry Erb made a motion to include \$20,000 in VYRC's Reserves budget for 2024 (and every five years in the future) for pool, chickee hut, and firepit furniture; Andreas Neumann seconded the motion, all were in favor, motion carried.

Power Washing the Building

- Laura received names of clients that the Clean Up Group has power washed and went to look at their buildings and talked to the managers. She had nothing but great things to report via email prior to this meeting.
- John Lawrie made a motion to approve the Clean Up Group's estimate of \$7,700 for power washing and window washing; Larry Erb seconded the motion, all were in favor, motion carried.
- To receive a 15% discount, the work must be done before September 1. Liz will set up the work to occur ASAP.

- Liz will work with the Clean Up Group to get costs for owners to have their condo windows, doors, and screens cleaned. She'll include options for each and inside, outside, or both for each. Once she has the costs, she'll forward it to the owners.
- Liz will create an email to owners reminding them not to let water run over their lanais when they're cleaning. It ends up dripping down into the lanais below and makes a big mess for your neighbors. Instead, owners should use the wet vac in the cart room on the lobby floor.

Social Committee Projects

- They're looking into options for reconfiguring the tennis courts. They've received estimates from two vendors so far. The goal is to have a short-term and long-term plan to share at the next Board Meeting.
- They'll provide the Board with the updated costs from the estimates. Then the Board can decide the funds and timing to use in VYRC's Reserves for this work.
- The parking structure issues may need to be considered before the tennis courts are resurfaced.
- They're finalizing the social activities and events for 2023-2024 season and determining timing. They'll provide more information at the next meeting.

Dryer Riser Vent Cleaning

- Liz received estimates from two companies to coordinate this work (including cleaning each individual condo's dryer vent).
- She shared the estimates from Southern Chute (\$4,400) and Crowther (\$6,465).
- The Board asked Liz to get references for Southern Chute and they'll make a choice at the next Board Meeting.
- Payment for this project comes out of the Operating account.

Emotional Support Animals

- VYRC must give consideration for Emotional Support Animals. Hamilton Mikes provided a template for anyone with this need to provide to their doctor and have him/her mirror it. This way the letter will comply with HUD requirements.
- It was pointed out that VYRC will need to create rules for Emotional Support Animals and penalties if those rules are broken.
- Perhaps a sub-committee should be created to work on those rules, but also to re-address the pet policy. Sal and Adam offered to serve on the sub-committee.
- This topic needs to be discussed at the next meeting in more detail and the next steps need to be determined.

Adjournment

Adam Hill made the motion to adjourn the Board Meeting at 12:40PM, John Lawrie seconded the motion, all were in favor, meeting adjourned.