

# **MEETING MINUTES – APPROVED**

## **Vanderbilt Yacht & Racquet Club**

**September 13, 2023**

### **Call to order by the President**

The meeting was called to order at 10:04AM 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, John Chippindale, Director, Sal Barcia, Director and Andreas Neumann, Director attended.
- Owners that attended: Bill Meyer #104, Kim Neumann #701, and Emilie Erb #1003.
- Liz Schoeppe, VYRC Manager, attended.

### **Approval of Meeting Minutes**

- John Chippindale made a motion to approve the August 9, 2023, Board Meeting Minutes; Larry Erb seconded the motion, all were in favor, motion carried.

### **VYRC's Bank Account Balances/Financials (as of 9/12/23) = \$1,892,729**

- First Foundation – Operating = \$181,733
- First Foundation – Reserves = \$143,753
- Wells Fargo Reserves – Cash = \$19,240
- Wells Fargo Reserves – Money Market = \$130,237 (5.26% current yield)
- Wells Fargo Reserves – Treasuries = \$730,602
- Wells Fargo – Cell Tower Income = \$687,164 (5.26% current yield)
- TOTAL OF ALL ACCOUNTS = \$1,892,729

### **Updates**

#### Social Committee Projects

- The beginning of regular activities for the 2023-2024 season is scheduled for November 1.
- The beginning of social events is scheduled to start with “Grill Night” on November 2.
- There will be rotating activities from January-April, such as Beach Clean Up, Sunset on the Beach, Ice Cream Social, Jambalaya on Fat Tuesday in February, etc.
- We’re hoping to include our neighbors in some of these activities as well (Vanderbilt Landings, Vanderbilt Gulfside, Moraya Bay, and the Monte Carlo).
- The “master” schedule will be in the lobby on the credenza outside Liz’s office. Please note that VYRC’s website has an Activities tab and events will be posted there as well (vyrc.us).

- While determining whether we should add pickleball lines to the second tennis court, it was discovered that we may need to update the surface of the tennis courts before we can make that decision. Two options were investigated:
  - Option 1: Re-surfacing the entire tennis court area is estimated to cost \$38,000-\$47,000. That does not include the waterproof membrane. Nothing is removed from the tennis courts, but rather a new layer is added.
  - Option 2: Stripping the entire tennis court area down to the cement. Spectrum Contracting has been contacted and will provide a budgetary estimate. That estimate will be shared at the next Board Meeting.

#### Insurance Renewal – October 21, 2023

- VYRC's 2023 insurance cost = \$378,547
- 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.
- There was a discussion as to whether VYRC should get an appraisal or not. It was determined a new appraisal would be beneficial. Liz presented an estimate from Townsend Appraisals to the Board via email. The Board approved the estimate and Townsend started working on VYRC's new appraisal.
- John Chippindale made a motion to formally approve the Townsend Appraisals estimate (5-year update program for \$640 per year); Laura Fink seconded the motion, all were in favor, motion carried.
- Doug Shipp is working to get property insurance quotes from QBE and Citizens. The goal is to make the final decision at the next Board Meeting.
- Final approval of property insurance MUST be completed by October 21 because VYRC's current company is no longer servicing Florida (RenaissanceRe left town after Ian).

#### Hurricane Ian Updates

- Property Insurance Claim – Doug Shipp continues to put pressure on the property insurance agent for their final determination regarding VYRC's insurance claim.
- Beach Access Walkway Fencing – Adam and Liz had a call with Vanderbilt Gulfside's Board president and property manager, Mahmoud Ghazzi and Jackie Carroll, respectively. Two phases were discussed:
  - Phase 1 – VG will replace the fencing at their cost. Who will pay for the two new gates still needs to be determined.
  - Phase 2 – We need to update the Beach Easement legal document. It's extremely vague and open to interpretation. Liz asked Mahmoud for his ideas and is waiting to hear back.

#### Greg Orick Dock/Lift Updates

- Liz needs to write out all the last fixes and give them to Orick.
- Liz is working on the final billing for Docks #1, #8, #15, #16, and #19.
- A payment in the amount of \$16,960.19 was made on September 1 for the dock seawall lights and Docks #12, #14, and #17.
- We won't pay the final Eaton Harbor Mate Power Pedestal invoice until ALL warranty information is received.

- Dock #14 needs to have all the electric wires re-done. AC Electric implied that all docks will need that at some point in the future. Liz is working with Ralph at AC Electric to determine options, urgency, and costs.
- Terry Aikin was a member of the Dock Committee (Larry Erb and Dennis Kelly are the other two members). Terry is currently under contract to sell his condo in mid-October, so we'll need to find a replacement for him.

### Structural Engineer Projects

- Adam and Liz spoke to Eric and Chris at WJ Johnson to get clarification regarding the following concerns that the Board raised at the last meeting for their estimate to inspect VYRC's 44 lanais:
  - 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?
- Liz sent an email to the Board that contained a re-cap of that conversation with the answers to those specific questions in hopes of obtaining approval during the meeting.
- Andreas pointed out that just looking at a lanai may not be enough, and he raised the question of whether the lanais should be x-rayed. Andreas will research the possibility of VYRC hiring a company to take x-rays of each lanai and the cost for that service. He'll report back to the Board at the next meeting.
- Liz will send Andreas contact information for WJ Johnson. That way he can discuss the specific questions he has regarding their procedure for inspecting lanais.
- Liz had Jim from AI Porter Concrete Restoration look at a couple of possible structural issues:
  - Cracks on the front of the building along the cabanas. Jim stated he would charge time and material to fix those issues, but unless a problem occurs inside a cabana, such as a leak when it rains, fixing those cracks is not urgent and we should just monitor them for now.
  - Two rust spots on the floor in the north stairway (one on Floor 9 and one on Floor 10). Jim stated it is not an urgent fix and we should just monitor them for now.
- Liz needs to create three emails for distribution to VYRC's owners:
  1. Owner lanai maintenance
  2. Proper cleaning of lanais so the water doesn't drip to the people below you and use of the wet/vac located in the cart room on the lobby floor.
  3. Information regarding the 44 lanai inspections (once determined).

### EV Charging Stations

- The Board sent a survey to owners to determine demand for this product. Per the responses, demand for this amenity is currently very low. Nothing new needs to be done or created at this time.
- Here are two options if anyone expresses interest in EV charging:
  - There's an outlet next to the entrance gate that can be used for EV charging. The user must tell Liz when they'll use it and pay for the electricity.
- There's a website that states the location of every public EV charging station in the Naples area – [chargehub.com](http://chargehub.com).

- FPL is working on an EV charging station solution for multi-family buildings and condominiums. We'll investigate that option when it's available and determine next steps as demand increases, if needed.

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

- T-Mobile plans to begin phase 2 (covering each of the two antennas with one piece of metal and painting it the color of the building) on September 24. The work will take two weeks to complete.
- Jim from Al Porter pointed out that T-Mobile did not seal all the holes that were left after they removed the old Sprint equipment. He stressed that those areas must be fixed. Liz informed T-Mobile of the issue and they agreed to fix the problem areas while here working on phase 2.

#### Replace Generator's Day Tank

- The day tank is scheduled to arrive the week of September 18.
- Liz will follow up with Universal Fuel Services and get this work completed ASAP.

#### Patio Furniture for Pool

- Laura is finalizing and comparing estimates from three furniture companies: Leaders, Leisure, and Zing.
- There's a 12-week lead time from order placement to order delivery.
- To keep this moving and hopefully have the new furniture in place before the new year, Laura will email the Board the specific details and costs and request approval ASAP.
- The Board will formally approve the estimate at next month's meeting.

#### Electrical Projects

- Liz talked to AC Electric about separating the parking structure's electricity from the nighttime parking lot pole lights. They stated it would be extremely costly and time-consuming. We would need to get an engineer and permits, we'd need to hire an asphalt company to cut the asphalt and refill it, and that's just the beginning. Because there's no pressing need for the electricity to be separated, we won't pursue this any further.
- Liz shared an estimate from AC Electric to install two 50-amp outlets for car charging in the southwest corner of the parking lot for around \$10K. (Just to give us an idea on costs.) The owner survey made it clear that there's very little to no demand for EV charging currently, so nothing further will be done with this estimate.

### **Other Business**

#### Power Washing the Building

- Service began on August 28.
- The final cost was 15% less than expected (\$6,725 total) because we did the work in the month of August.
- Liz will send window cleaning options and costs to the owners.

### Dryer Riser Vent Cleaning

- Liz provided the Board with references and past performance information for Southern Chute via email so the Board could vote on whether to approve their estimate or not.
- Andreas Neumann made a motion to approve the Southern Chute estimate for \$4,400; Laura Fink seconded the motion, all were in favor, motion carried.
- Work is scheduled to occur October 4-6. Liz will notify owners.

### Summit Broadband (possible internet speed increase)

- Several Board members stated they haven't had any issues with the current internet speed and feel it works perfectly well as is.
- If Summit wants new contract terms for VYRC to obtain an increase in speed, then we'll pass on the increase.
- The current contract with Summit will automatically renew on February 28, 2025, unless VYRC sends notice at least 90 days' prior.
- It's possible VYRC won't renew because the Board feels the need for cable has greatly changed over the years. This topic will be discussed in the future and a survey will be sent to owners to determine current demand for cable.

### Electric Bikes & Charging

- Adam pointed out that the battery in electric bikes have been known to explode randomly and can be very dangerous.
- The Board needs to discuss how to avoid having electric bikes kept inside the building and/or near the building going forward.
- Adam and Liz will try to get information from other condominiums that already have rules in place regarding this issue.

### Pet Policy

- Adam and Sal are working on an overview of thoughts and concerns surrounding this topic.
- Liz will contact the manager at Moraya Bay and see if she'll share their pet policy rules.

### **Adjournment**

Laura Fink made the motion to adjourn the Board Meeting at 12:27PM, John Lawrie seconded the motion, all were in favor, meeting adjourned.