

VANDERBILT YACHT & RACQUET CLUB

MEETING MINUTES APPROVED

APRIL 10, 2024

Call to order by the President

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

Establish a Quorum, Proof of Notice

A Quorum was established with the majority of the 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: D San Filippo #301, Dot Hornsby #503, Ty Jackson #601, Mike and Michele Sherman #702, and Rita Foos #802.
- Liz Schoeppe, VYRC's Manager, attended and verified that the Proof of Notice was sent to VYRC's owners per the regulations.
- Chris Eseppi with WJ Johnson Engineering attended to discuss the Milestone Inspection and necessary repairs.

Approval of Meeting Minutes

- Adam Hill made a motion to approve the March 13, 2023, Board Meeting Minutes; Larry Erb seconded the motion, all were in favor, motion carried.
- You can always find VYRC's monthly Board Meeting Minutes at VYRC's website: vyrc.us.

Discussion Updates

Milestone Inspection/Emergency Lanai Repair

- Adam introduced Chris Eseppi the engineer from WJ Johnson that performed VYRC's Milestone Inspection on March 20, 2024. Chris discussed his visual review process which includes looking for areas of concern on the outside of the building. While inspecting each story with binoculars, he found an issue on the southwest corner of the building on the balcony between Units #803 and #903.
- Vektor Contracting was on site March 27. They determined there was a safety issue, the possibility of concrete falling. They immediately used caution tape and orange cones to block that area from foot traffic.
- On March 29, Vektor Contracting removed the worrisome piece of concrete. Liz is getting an estimate to repair that area from Vektor Contracting and another construction company. Chris stated that those repairs must occur before the end of 2024.
- The conversation then turned toward ALL lanais. The Board determined we need to have all the lanais inspected before we hire a construction company to fix the one issue we know about. That way we can have any other "issues" fixed at the same time. The costliest part of this work is renting the lift or boom needed to get to the upper floors.
- Chris stated that post tension cable breaks and water intrusion are the two main culprits that make concrete repairs necessary.
- Liz will get an estimate from WJ Johnson to review ALL lanais. She'll forward it to the Board and the decision to move forward will be determined via email.
- Each lanai has weep holes along the bottom of the screen to help water drain. It's important to keep those weep holes clear of debris. Liz will find out the best way to clean them and provide an update.
- On behalf of VYRC, Hamilton Mikes is submitting a warranty claim with Florida Structural Group, the contractor that coordinated the Lanai Project (2017-2019).
- We wanted to file an insurance claim but were told the repairs aren't covered because the damage wasn't caused by a hurricane.

Verizon – possible new roof rental

- We've gone back and forth to determine the monthly rent. Verizon stated they will not offer more than \$2,200/month. Larry Erb made a motion to continue discussions with Verizon to rent at VYRC; Laura Fink seconded the motion, all were in favor, motion carried.

T-Mobile Cell Service Antenna – Adding screens to cover the six antennas

- Liz will contact T-Mobile and see if they'll agree to just paint behind the antennas, so everything is the same color and forget the whole screen idea.

Window Washing

- Adam Hill made a motion to approve washing the windows in October 2024 and incorporate window washing twice a year into VYRC's 2025 Budget; John Lawrie seconded the motion, all were in favor, motion carried.
- Liz will contact the Clean Up Group and schedule window washing for this October.

April's Suggestions

- Liz forwarded the three comments received this month to the Board. There was a discussion about whether a ping pong table should be added to the First Floor Party Room, but there wasn't any interest at this time.

Owner Questions/Comments

- Laura Fink discussed changing an area in the northeast corner of the pool area from rocks and plants to an area where people can lay out in the sun. It would be a nice way to add usable square footage to the pool area. Perhaps replace the rocks and plants with concrete or decking instead. She'll get estimates and report back to the Board.
- The Boat Dock Committee met on April 8 to discuss the possibility of adding another dock. They'll send a recap of that discussion to the Board before the next Board Meeting.
- VYRC's construction season starts May 1 and ends October 31. Liz will send the Remodeling Rules to the Board along with an explanation of how the "remodel process" works.
- Liz will get an estimate to add traction (aka aggregate) to the parking structure floor. Once received, she'll forward it to the Board for review.

VYRC's Bank Account Balances/Financials (as of 4/4/24) = \$1,761,095 (up \$90,446)

- First Foundation – Operating = \$219,900 (up \$96,062 from last month)
- First Foundation – Reserves = \$46,934 (down \$11,228)
- Wells Fargo Reserves – Cash = \$6,744 (up \$2,776)
- Wells Fargo Reserves – Money Market = \$156,447 (up \$691) (5.23% current yield)
- Wells Fargo Reserves – Treasuries = \$742,437 (down \$332)
- Wells Fargo – Cell Tower Money Market = \$588,633 (up \$2,477) (5.23% current yield)

Written Updates

- DISH Wireless presented an offer to rent VYRC's roof.
 - Adam is working on lease negotiations.
- Beach Access Walkway Gates & North Side Fence
 - A Locksmith installed the locks on both gates at the beach access.
 - Liz sent an email to the owners to remind them to bring their beach access key with them again.
 - We must wait for the gate permit to be closed before Russ Carter can open a new permit to do the north side fence. Liz is staying in contact with Russ Carter.
- Greg Orick Dock/Lift Updates
 - All of the hurricane lan repairs are complete.
 - It was determined that replacing a dock junction box is too much for Jesus to do, so Liz contacted Greg Orick and asked them to replace Dock #11's junction box.
 - Orick will let Liz know what day they can install it.
- Structural Engineer Projects
 - Monitoring Lanais: The Board is reviewing the final "email to owners" regarding this topic. It should be sent to VYRC's owners very soon.
 - Lanai Waterproofing Inspections: Liz sent Jim McKiney (Master Builders Construction) a meeting reminder for December 18, 2024. It's to remind us to set up a date in 2025 for Jim to come out and review a sample of VYRC's lanais. A sample of lanais should be inspected annually.
 - Tennis Court/Parking Structure Review: Liz will work with WJ Johnson for the next step of this project.
- Electric Bikes & Charging
 - Waiting for examples/language on what other buildings are doing. Will update as more information is received.
- Social Committee Projects (Emilie/Laura/Kim)
 - A list of child gear owners that are willing to share their items is being collated. This list will be posted in the mailroom and emailed to owners. Appropriate verbiage will be included, stating the VYRC

Association does not own any of the items, does not warrant the condition or usability of the items, and has no responsibility in the use of any item. The information simply facilitates the process of sharing the gear.

- Digitize VYRC's Blueprints
 - There are several sets of original building blueprints in VYRC's office. Liz will work with a company, so we'll have electronic copies of those blueprints.

Adjournment

- Adam Hill made the motion to adjourn the Board Meeting at 11:27AM, Laura Fink seconded the motion, all were in favor, meeting adjourned.