

Redington Place Condominium  
Meeting of the Board of Directors  
8/2/2022

**Location of meeting:** Redington Place Condominium unit 202

**Present at the meeting and establishment of quorum:** Scott Vignery (via telephone- Management Company Ameritech); Cheryl Saccone-Albritton (President); Michael Longino (VP); Brad Henningsen (Member at-large); Robert Mattacheiro (Treasurer); Sal Licciardi (Secretary); Susan Reiter (Engineering project liason). In addition, 3 representatives from CPR Construction firm were present to answer questions. A quorum was established to proceed.

**Meeting called to order at 4:33 PM** by President Cheryl Saccone-Albritton

**Approval of prior meeting minutes:** The minutes of the June 29, 2022 BOD meeting were approved

**New Business:**

A. The board undertook a full review of the scope of work as outlined in the Limited Structural Review of Redington Place by engineering firm Biller Reinhart. From the original 5 Bidders on the project, the 2 finalists chosen to appear before the board of directors to answer questions concerning the scope of work were CPR and WKM. At the last meeting, some items were struck from the scope as outlined on the meeting minutes of 6/29/22 and some will be independently contracted for outside of the work performed under the auspices of Biller Reinhart but the funds needed for these items will be included in the Special Assessment. This includes:

- >Removal of the garage floor coating, sealing the concrete and re-striping
- >Rear Gate replacement, new locksets for the gates (push button)
- >Security stainless steel wire enclosure to Dog and Kayak window access areas
- >Dumpster door access area, replacement of door
- >Replacement of ground level fencing around the pool and seawall

Appearing before the Board for consecutive interviews were:

>Bryan Burnam Owner of CPR Painting and Restoration. He was joined by 2 other members of his firm (site supervisors). They appeared in person at the meeting.

>Ryan Kehoe, owner of WKM Restoration Group. He answered questions via telephone for the Board of Directors.

All questions presented by the board were answered to the satisfaction of the board. Many items were considered including cost, technical aspects of the job, disruption to owners and tenants/guests, potential start time of the project, timing

relative to increasing demand of skilled labor since the passage of Florida Statute SB-4d and overall logistics during construction (WKM would start the project during the START OF HURRICANE SEASON (mid 2023)). CPR can start the job in approximately the October 2022 timeframe (the end of Hurricane season), finishing 7 months hence by the start of the 2023 hurricane season. In addition, Mike Longino had mentioned that experience was a factor which, in his opinion, favored CPR. After 2 hours of interviewing the 2 finalists by the Board, followed by discussion at length amongst the board, the Contract was awarded to CPR Painting and Restoration via majority carry. This is subject to checking of references provided by the winning bidder. **The vote was as follows:**

**Cheryl Saccone-Albritton: CPR**

**Mike Longino: CPR**

**Brad Henningsen: CPR**

**Sal Licciardi: CPR**

**Rob Mattacchiero: WKM**

A meeting will be held at Redington Place Townhall On August 18, 2022 at 12:30 PM in accordance with Florida Condominium law. This meeting will be held and notice provided 14 days in advance and is open to all owners. All owners are mailed at letter notifying them of the meeting via both email and by 1<sup>st</sup> Class Mail at their address of record with the association. Remote access was not considered at the board meeting occurring on this day.

Brad Henningsen asked Sal Licciardi to look at the time requirements of SB-4D (Condominium Landmark inspection law). This will be done prior to the board meeting upcoming on August 18, 2023 and report given to the board. In going with CPR, we will be far ahead of the requirements of SB-4D. The first milestone inspection for Redington Place would have been due by 12/31/24. If we proceed as above, we should have also completed a full restoration by end June 2023. At that juncture, we will have only 2 things left to do. Per Lee Levoir of Biller Reinhart, only a few minor inspections will need to be added to the inspection he just performed giving rise to this construction project. The second item to accomplish **after our restoration project by chosen company is complete is to perform a Milestone structural reserve report. The items that must be statutorily reserved for is going to be more extensive than past reserve calculations undertaken by our condominium.**

\*\*Rob Maticchiero now brought up the important fact that a Reserve study for our condominium that satisfies SB-4d will be due. This was tabled as the meeting length was extensive and not focused on this until the present work is complete. This will be taken up at a subsequent board meeting as the construction is completed. Sal Licciardi will have information at the upcoming Owner/Board meeting regarding the differences between The inspection Lee has already performed giving rise to this construction Scope of Work, The final "Milestone Structural inspection" (after the work is done- few modifications Lee will do), then finally...What must now be fully funded after our Milestone Structural Reserve study is accomplished AFTER WE COMPLETE CONSTRUCTION.

Rob Matacchiero will create an Agenda for the upcoming August 18, 2022 Board Meeting for Consideration of voting on the need for a special assessment. This will include a letter to all owners advising them of the upcoming meeting and the potential amount of the special assessment (using the bid numbers provided and quantities estimated by the engineer within that bid). This assessment is our best current estimate based on the scope of work presented by Lee Levoir, and bid by the responding contractors (CPR bid was used to calculate based on today's board vote). A discussion of potential financing options to present to owners. 2 options must be voted on by all who present in person or proxy on the August 18, 2023 meeting:

- Option 1: A vote to paint the building with the same color scheme vs. **Changing the color scheme** ( If the color of the building is changed to a new scheme, it adds 16,000 dollars to construction costs)
- Option 2: A vote to utilize the Sherwin Williams Concrete Paint/sealer (Masterseal and Masterkure) on all horizontal services – except the garage floor- (color to be chosen) vs. **Upgrading to the coating manufactured by Gemstone systems.** (The second option will add 11,400 dollars to construction costs).

B. **Gates and locks entering Garage and pool areas:** Brad Henningsen requested Sal Licciardi to send him the information on the locksets the Breakers Condominium has had in service for 7 years with excellent longevity. Andy our maintenance man had said LaContessa also had the same locks in service for 12 years. These are marine hardened locksets made for Salt air. A quote was considered by the board from G and E welding sent to the board previously to secure the Opening partitions in the garage that flank the North and South walls with a stainless steel security wire setup, provide 16 Non-powder coated aluminum Kayak racks fastened to the exterior of the South wall of the Condominium, and replace our current west side Beach and pool access gates with similar black powder coated gates. Sal Licciardi made a motion that we vote on and accept the full proposal as outlined in the quote. The cost of said proposal will be as follows: \$3000 dollars for 16 kayak racks installed, \$4500 dollars to install the cable system in the 4 garage window locations (2 north and 2 south), and new 8 foot Gates including to provide greater resistance from unauthorized individuals climbing said gates to access the beach and pool from Gulf Blvd (\$2750 dollars). Total cost \$13,000.00 dollars to be added to the assessment total. See quote appended to these meeting minutes. Sal Licciardi made a motion to accept and vote on said quote, total of which is to be added to the total construction costs being considered for special assessment upcoming. The motion was seconded by Mike Longino. A vote was taken to accept quote as offered (appended):

Cheryl – accept  
Mike Longino – accept  
Brad Henningsen- accept  
Sal Licciardi- accept  
Rob Matacchiero- Reject

The Vote carries by majority and will be set up for completion when timely to do so based on the upcoming full scope Engineering based construction project.

- C. **Bike racks:** Cheryl brought up Andy's assertion that only 10 bikes will fit on the wall in the designated bike room. There is a possibility of extending the space if more bikes need to be placed there. For now, it was consensus to allow Andy to install. Bike spaces are limited and therefore will initially be capped at 1 per unit on a first come first serve basis. The cost will be 50 dollars annually. The cost for kayak rental will be 50 dollars annually. Sal will put out a Letter to go out to all owners offering same to all owners via email. Given space constraints, those spaces rented are limited to one bike per unit for those opting to rent unless less than 10 bikes spaces are rented out, then on a space available basis annually. The bike and kayak applications will be mailed by Ameritech to all owners, with check payable to Redington Place Condominium Association, and returned to Scott at the Ameritech address.
- D. **Unauthorized bike existing in Common elements:** As Part of the letter sent out regarding the availability of rental of kayak and bike spaces, the owners will be warned that the bike existing fastened to the wall in front of 104's parking space will be removed by the board and discarded if not removed within 30 days from the date of the letter.
- E. **Prestar 3 year insurance appraisal report due for insurance:** Rob Maticchiero made a motion that we accept cost for a new report from Prestar services to carry out our responsibility to obtain a new building replacement survey required by our insurance company. The motion was seconded by Sal Licciardi. It was voted on and carried unanimously.
- F. **Dryer Vent cleaning:** Cheryl has researched the cost and advised of the risks of not performing this important maintenance item. It is a condominium safety issue to have these dryer vents cleaned annually and added as a necessary upkeep cost to all owners. Dryer vent fires are a major hazard and risk to all owners. We must be proactive in limiting this risk. Cheryl will work on a discount plan to do all 18 owners at one time annually, present to board and same added to the roster of budgeted for annual maintenance items.
- G. **Rental application/fee/procedure:** Mike Longino made a motion that we accept the rental application and fee as circulated. Brad Henningsen started a discussion regarding the fact that his conversation with Steven Metzger concluded possibly that the tenant signature line on the application be removed. In the end, the application was approved as written. Much work remains to be done with our documents requiring a full rewrite as it regards a host of issues not the least of which is rental advertising by owners on services such as VRBO and Air BNB for less than 30 day terms. The motion was seconded by Sal Licciardi and this carried unanimously.
- H. **Air conditioning to elevator:** Changing the bulbs from halogen to LED cooled the ambient temperature by 10 to 15 degrees and was a cheap simple fix. Discussion turned to who we should inquire upon should the board move to add Air conditioning to the elevator space. Our current vendor for our Elevator is RIGHT WAY Elevator services. Our elevator inspection certificate expired 8/1/22. Brad stated he would take care of this.

- I. **2 questionable palm trees:** Cheryl described 2 palm trees she stated needed removal. The first tree is at the Southwest corner of the building and has a history already of causing damage to the roof tiles of our building. The 2<sup>nd</sup> tree of concern is a palm adjacent to the telephone pole at the northeast corner of the parking lot. Scott Vignery was directed to get quotes for trimming our sea grapes.
- J. **Crape Myrtle:** Brad Henningsen will have the new crape myrtle planted so it does not obstruct his view from his unit (at his expense).
- K. **Short term rental violation:** A question has arisen regarding unit 106 violating our documentary provision that no rental term may be under 30 days term. Previous violations have also occurred with this owner and he had assured the board that this would stop immediately. The board has received verified information that the owner had advised his renters "that they got him in trouble" by discussing this with other owners/board members. Brad Henningsen has had telephone calls with the owner in which he blamed Sal Licciardi for questioning his relatives about whether or not they had left a box in the trash chute area and if them, that large items can clog our trash chute. Apparently there were other complaints that were not revealed during the meeting. Sal Licciardi clarified the record that he had already stated (when questioned via email by Brad Henningsen) in an email to the board that It was in fact him who asked one question of a man at the pool with an eye toward educating them to the fact that the chute gets clogged if large boxes end up in there (many individuals do not know this and we have no signage in this location alerting them to this fact)-- That was the entire conversation. He said it was not him, he was thanked, and Sal was on his way. The content of "other complaints" about Sal and "someone else" was not revealed by the board member who had apparently spoken to the owner of said unit.

**Cheryl Saccone-Albritton made a motion to adjourn the meeting. Mike seconded the motion. Meeting adjourned 7:55 PM.**