

Redington Beach Condominium  
Minutes of the Monthly Meeting of the Board of Directors  
JANUARY 22, 2022  
11:00 AM

**Location of Meeting:** Church by the Sea 495 137<sup>th</sup> Ave Cir St. Petersburg, Fl 33708

**Present at the meeting:** Cheryl Saccone-Albritton Board President, Michael Longino Vice President, Robert Mattacchiero Treasurer, Salvatore Licciardi Secretary, Brad Henningsen Board Member at large. Not present at the meeting or the previous Annual Meeting was our current Condominium Management organization, Rescom.

The regular meeting of the Board of Directors of Redington Place Condominium was called to order at 11:02 AM on January 22, 2022 at Church by the Sea by President Cheryl Saccone-Albritton.

**Approval of Agenda-** The Agenda for the meeting was distributed and unanimously approved.

**I. Approval of Previous Minutes- Not available**

**II. Consideration of Open Items**

1. Roll Call by Cheryl Saccone-Albritton. Above board members all present. In addition owners present at the annual meeting were invited to stay for the board meeting since it occurred right after the annual meeting. Present in the general membership were Dru Albano (205), Alfred Marek (304), Marina Lagler (304), Michael Schuyler and Linda Schuyler (306).
2. Old Business- None

**III. New Business**

**1. Review and evaluate performance of Rescom Property Management company and J&M Maintenance Service company since their start of engagement.**

Michael Longino presented this item in great detail. It has become obvious over the last 4 months that both Rescom and J&M Maintenance have fallen short of expectations of the board of Directors and owners and A litany of shortcomings were discussed. A proposal was made to the board to replace Rescom with Ameritech Community Management, Inc. On boarding will begin forthwith and we hope to be up and running by March 1, 2022. Until then, we will continue with ResCom. Handling the transition from Rescom is Sharon Perez from Ameritech. Bob (treasurer) will audit the financials from 2021 under Rescom and bring discrepancies to the attention of the board, if any. Andy (who currently services La-Contessa for Ameritech) will begin 2/1/22 with Redington Place. J&M Maintenance will be terminated effective 1/31/22. Our banking institution will be BB&T under Ameritech effective 3/1/22. Michael Longino continued with a discussion of the website for the condominium. We own the domain, passwords, and data and it will be brought to the web developer with Ameritech. The board will be in frequent communication with all owners so owners were advised to be watchful for Email communication. A floor discussion and some general transition questions relative to maintenance fee on-boarding requiring owner action were had. The board assured those present that all instruction would be forthcoming as the transition continues.

At the conclusion of the discussion, Michael Longino made a motion to move to Ameritech as our new management company. It was unanimously approved by the board and the motion carried.

## **2. Annual Board of Directors Election:**

Susan Reiter has resigned as secretary of the board effective at the conclusion of the Annual meeting 1/22/22. Salvatore Licciardi placed his candidacy for secretary in front of the membership. Rob started the election process via Nomination of Cheryl Saccone-Albritton to President of the Board of Directors. Mike Longino seconded the motion. The board was unanimously in favor of the nomination and it carried.

Cheryl Saccone-Albritton nominated Michael Longino to continue as Vice President. He accepted and the appointment carried unanimously.

Susan made a motion for Bob Matacchiero to continue in his role as Treasurer. He accepted. Unanimous acceptance by the board and the appointment carries.

Susan Reiter asked who was interested in the newly vacated Secretary position. Sal Licciardi offered. The board unanimously approved, and the appointment carries.

Mike Longino asked Brad Henningsen if he was interested to continue as Board Member-at-large. He accepted, it unanimously was approved by the board and the appointment carried.

**ADJOURNEMENT:** Cheryl Saccone-Albritton made a motion to adjourn, seconded by Bob Matacchiero and the meeting was adjourned at 11:12 pm