

Redington Beach Condominium  
Minutes of the Monthly Meeting of the Board of Directors  
Date: 5/2/22  
Time: 4:00 PM

**Location of Meeting:** Unit 202, Redington Place Condominium, Meeting start time 4:09 PM

**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 (Telephone call-in); Scott Vignery of Ameritech Condominium Management; Susan Reiter, special liason to the board for engineering project matters

**I. Approval of the previous minutes of the prior board meeting:**

Mike Longino made a motion to approve the minutes from the prior board Meeting of January 22, 2022. Brad Henningsen seconded the motion and it carried unanimously.

**II. Distribution and consideration of open items on the agenda**

**III. New Business:**

**1. Engineer Pre-bid meeting:** This report was presented by Sal Licciardi. Sal attended the meeting in Sue's absence on that day. A detailed email from the 45 minute meeting of that day was sent to all board members and Sue. The scope of work was discussed. The issue of tile present on the balcony of 102 was discussed. Lee Lavoir asked about which balconies had tile. Only 102 have the tile. Gemstone vs. Masterseal acrylic topcoat paint was discussed in an open fashion in terms of some of the pluses and minuses particularly of Gemstone. At this point, nothing firm can be decided until the engineers give the board more information regarding both products. Susan Reiter stipulated that each item in the extensive scope of work will be bid separately via a bid item sheet. 4 of 5 contractors showed up with 1 un-named no show. A general floor discussion came to the conclusion that the tile on the balcony of 102 would be rolled into the contractors bid and Brad would inform Lee Lavoir of this fact. Lee Lavoir wanted to add the perimeter railings on the Sea Wall as well as around the pool to the paint bid. Brad Henningsen asked whether or not a discussion of changing out gates to a "wire configuration". The quote for same will be added to the scope. Discussion of keypads vs. key fobs for the gates. Sal Licciardi offered to obtain the model #'s of the gate keypads that had been utilized by the Breakers condominium at 16308 Gulf blvd. These keypads have no requirements for

batteries and have excellent longevity and made out of Marine Grade Materials. The Amazon weblinks to these units were made available to the board after the meeting by Sal Licciardi via a separate email. Sue Reiter raised the general issue of re-grading the grounds exterior to the garage to reverse our grade problem causing water entry into the garage. Brad Henningsen and Sue Reiter discussed French drains (currently slated to be part of the bid) vs. re-grading of the parking lot (not currently in the bid). Currently, the engineer has made a determination that large well placed drains in the garage tied to the Redington Beach sewer system would handle the water. Sue was not convinced. Rob Mattacchero started a discussion regarding the water that is shed from LaContessa to the south toward and onto our property. There appears to be a "geyser" that springs up north of LaContessa's garage when it rains hard according to Rob. Sal Licciardi spoke to Andy after the meeting to inquire about this. According to Andy, **the geyser forms once the retention pond reaches the level of the beach spillway.** It appears the entire garage and roof drainage system of LaContessa does NOT connect to the sewer system. Instead, it goes to the retention pond to the rear of the building. When the water reaches the height of the spillway, the system "backs up" as the drainage culvert in the retention pond is placed too low; therefore the water column pressure in the pond is greater than the drain pressure and this "geyser" is the relief valve. A discussion was had among the board to ask Scott Vignery to check into the legal issues of LaContessa shedding their water onto our property. Sal Licciardi would develop a concise list of items Brad will approach Lee Lavoit with for clarification and additions to the scope. Another item to add to bid will be painting of the north and south dividing walls that form our north and south property boundaries. Lee Lavoit mentioned that **hurricane shutters are individual owner responsibility to remove and re-install should spalling necessitating repair be found in the vicinity of the shutters.** Rob Mattacchero asked about the front louvers. Lee mentioned they would be cleaned as painting them will not be feasible. Sue Reiter mentioned that we might want to add getting a price for full replacement of the aging stairway railings.

2. **Items to be added to a list for Andy.** See addendum to the board minutes.
3. **Bike room and kayak racks.** Cheryl Saccone-Albritton presented. A keypad will be added to secure the access. Andy will proceed to clean the bike room. Mike Longino made a motion to initially provide each of the 18 units 1 available spot in the bike

room annually on January 1. The owner will be charged \$50.00 to utilize this amenity. By January 15 of every year, if the owner opts out of their spot, the spot is placed into a general lottery system for other "multi-bike" owners to pay for and acquire for the yearly rental. Rob Mattacchiero asked about the situation where a unit is sold intra-year and the new owner is looking for "his or her spot". The new owner of said unit must now wait until the next annual renewal to claim his one given spot. The same system will work for the Kayak rack storage on the South side yard of the property. The cost is 50 dollars per rental unit. It was also resolved that we would have 2 floor racks, remainder of them wall racks. Floor racks are limited to electric bikes. At the conclusion of discussion, **Mike Longino made a motion to approve a 50 dollar rental fee for both the bike and kayak rentals. This is a per unit price. Brad Henningsen seconds the motion, approved unanimously and the motion carries.**

4. **North side parking lot fence:** Mike Longino brought up a general discussion of "Jorge" performing work on the north parking lot fence. The town prohibited the 6 foot forcing us to place a 4 foot fence instead. Scott Vignery will obtain a quote from Bay Area Property associates for work installing the fence. The concern was raised that "Jorge" is not licensed and **not insured** according to Mike Longino. This poses a big liability risk for our condo if he injures himself while performing work for us. For this reason, Scott Vignery recommends using only insured individuals. Mike Longino made an informal resolution that we would have Scott Check with Bay Area Property Assoc. for a quote. If obtained and reasonable, we will proceed with the insured party. Jorge is well known to Mike and will be held as a 2<sup>nd</sup> viable option if need be.
5. **Hiring new contractors/vendors:** Andy mentioned to Cheryl that our current landscaper had some potential issues. Clarification was needed by Cheryl on this point so she determined further discussion with Andy would be necessary before deciding on the landscape contractor. Attention was turned to the pool contractor. Various contractors including RA Stump and Pinch-a-Penny were discussed as alternatives to our current pool cleaner. The issue is that the current vendor is a cleaner only and cannot service the pool filter motor when problems occur. Scott Vignery mentioned that he thought Pinch A penny did not service commercial accounts. Sal Licciardi volunteered to check into this. **Resolved: Pinch a Penny does not service commercial accounts.** It was decided that for this board meeting, the board will table the issues of changing any vendor

**6. White rock to be installed in flower beds in front and rear of building.** A quote was obtained for the work but a general discussion was had about timing and disruption caused by multiple contractors in and out of the grounds once the engineering work begins. A general consensus to delay this work until AFTER the engineering and building work is complete to avoid damage and disruption to the rock beds.

**7. Treasurer's report:** Rob Mattacchiero presented. Currently, for the looming unknown cost of the Engineering survey and extensive resultant scope, we have \$63,081.11 in available funds after fully funding our 2022 budget out of current reserves. Of course, fees will come in during the remainder of this year that will add to the reserves available.

**7. Installation of new rental requirements including revision to application, application fee, background checks, form and process:** An extensive general board discussion of the subject was undertaken. Sal Licciardi presented a memo blog from the same group our current Condominium attorney is with. **Our current documents are in need of updating however, just because they have aged has no bearing on their validity as a means of governance.** Rob Mattacchiero brought this point up. Our current documents limit us to 4 per unit in terms of occupancy. Cheryl Saccone-Albritton said that this may violate the Federal Fair housing Act. Our attorney's firm in this blog stated that we would be on perfectly sound legal footing to maintain this occupancy standard. LaContessa likewise limits their occupancy to 6 which also is 2 per bedroom. The "Keating Memo" was adopted as the standard by HUD IN 1998. This Keating Memo specifically states that "the department believes that an occupancy policy of 2 persons in a bedroom, as a general rule, is reasonable under the fair housing act...however, the reasonableness of any occupancy policy is rebuttable". The point is that for Florida condo law, the Bylaws and declaration of Condominium are all-important. Although not discussed at the meeting, Redington beach just had a referendum vote that passed banning any rental under 6 months **FOR THE SINGLE FAMILY HOME DISTRICTS** of Redington Beach. All condos are specifically excluded from this ordinance as they are **governed by their own bylaws and documents.** After discussion a unanimous decision to change the rental application to include a 150 dollar per rental term application fee payable directly to the condominium (Ameritech) and verbage respecting our cap of 4 persons per unit on the application prominently displayed.

**8. A list of projects for Andy to accomplish: see attached list from the meeting.**

- IV. Motion to adjourn: Mike Longino made a motion to adjourn at 6:06 pm which unanimously carried.**
- V. Next Board meeting: NOT SET AT THIS TIME.**