

**Redington Place Condominium
Annual owner's meeting
Redington Town hall
January 20, 2023**

Location of meeting: Town hall public meeting room, Town of Redington Beach January 20, 2023 @3 pm

Board Members present at meeting: A quorum was established as >3 board members were present. Present were: Cheryl Saccone-Albritton (President), Michael Longino (VP), Brad Henningsen, Robert Mattachiero (Treasurer), Sal Licciardi (Secretary). From Ameritech Management Scott Vignery.

Owners present in person or via zoom: A quorum of owners was present as >9 unit owners are represented at the annual meeting. Present were: All 5 board members above listed; in addition were : Leeann Longino (202), Nancy Licciardi (101), Alfred (and Marina) Marek (304), Rick and Vera Moscariello (102), Chris and Linda Seibert (303), Joseph Lee (305), Dru Albano (205), Lindsay Maticchiero (204), Bill and Debbie Caputi (301), Maria and Antonio Gayoso (105-zoom), Linda Schuyler (306- zoom), Sean Pregibon (106- zoom).

Meeting called to order: The meeting was called to order at 3:04 PM by President Cheryl Saccone-Albritton.

Reading of the minutes of last annual owners meeting: Waived

Certifying proxies/quorum: A quorum of >9 owners is documented established. The meeting may proceed.

Candidates for the board certification of reading and familiarity with association documents with agreement to abide by same: So affirmed verbally by all candidates for the board of directors.

Old Business: None

New Business:

Cheryl Saccone Albritton began the meeting reminding owners to contact Scott Vignery for association matters/problems. She again reminded owners that we will begin our long anticipated Structural Integrity construction project with Construction firm CPR. Biller Reinhart will serve as engineering liaison between the construction company and Redington Place Owners ensuring that the project is done to specifications outlined. It will begin February 6, 2023. It should take 3 months. She spoke about the **new gates** installed with the Lockey lock systems. The new code was given to all owners and they were reminded to press the C key to clear the lockset if the buttons do not seem to respond to press entry. She explained that the cabling was done in 304 stainless and therefore despite only being a couple months old is already rusting. **Sal Licciardi** identified that 316L stainless was called for in the specifications provided and the welder agreed (after being presented with his own written specifications) agreed to replace all the hardware with the much more corrosion resistant 316L at his own expense. **Brad Henningsen** brokered the conversation with G&E welding. In addition, the closing arms on the new gates were rusting prematurely and the locksmith applied a rustoleum paint product to the arms to improve corrosion resistance.

Dryer vent cleaning: Cheryl Saccone-Albritton explained that the board made the decision to place dryer vent cleaning on the ANNUAL MAINTENANCE LIST of the association. It will now be a common expense absorbed into the budget as there were multiple large bird nests found after owners noticed bird activity around the vent terminations of the various units. The birds easily found their way into the warm cozy dryer vents in the winter by lifting the deteriorated plastic flaps currently protecting the openings. 101, 102, 201 all had documented nests which were large and clearly were a fire risk for all units. **Bill Caputi** asked why the board did this and if it was part of the increase in monthly maintenance fees. **Cheryl Saccone-Albritton** explained the entirety of this year's increase in fees is increased insurance costs that the association is facing. Our property insurance for all lines increased from approximately 35k in 2022 to 49k in 2023. This represented a whopping 33% increase year over year. Fortunately, the board found aggressive budget category reductions elsewhere or the increase most definitely would have been higher.

Treasurer's report: Rob Matacchiero explained the state of association Finances. We are pending the start of a large construction project. In the special assessment, a 15% contingency reserve was added to ESTIMATED CONSTRUCTION COSTS plus several projects that the board pursued to shore up building security (replacing gates with full height gates, new high end no power push entry locks, stainless cable wiring to prevent Kayak and dog area access, bike room) to develop the number to place on the special assessment passed by the board. Looking forward, Redington Place will face fiscal challenges similar to all condos in Florida imposed by Condo Law 4D (Structural integrity/reserve requirements). **Bill Caputi** asked if the special assessment included pool work. It does not, although several leaks were repaired this year. All condominiums in Florida (as part of 4D) will need to perform a "Structural integrity Reserve Study" after our project is done and starting in Fiscal 2025, ALL FLORIDA CONDOMINIUMS WILL BE FORBIDDEN FROM WAIVING ANY RESERVES IN 10 KEY AREAS. Additionally, because of a changeover thru 2 different management companies (Lisa→Rescom→Ameritech) the exact status of owner balance sheets will require audit. **Rob Matacchiero and Sal Licciardi** are currently undertaking same and we may need to request owner cooperation through this process to verify the integrity of accounts receivable.

Vice President's report: Michael Longino gave report on Construction by CPR. He reports that 95% of our entire project will be handled by CPR. Only the Gemstone will be a separate contractor under the purview of CPR. CPR will start at the 6th stack on West side and progress south along the west face to finish the beach side first. Communication updates will be provided by the board. 15% excess was budgeted for unforeseen expenses. Our balcony and walkway coatings are being done in a nicely finished gemstone. This is labor intensive and has 6 stages. Our total project is projected to take 210 days. CPR is not projected to need to access units themselves.

Paint color selection: Cheryl Saccone-Albritton went over the options for the selections and the overall scheme. LaContessa will be repainting but keeping the same color scheme. We would like to re-letter the building name OR move up the existing lettering to improve visibility of our building address to visitors. **Cheryl Saccone-Albritton** also stated that (possibly, down the road) the board might consider re-doing our building sign at the Gulf Blvd entrance to our parking lot. The vote form and color photos will also be emailed to all owners after the meeting for those who are on zoom. Votes are due back by Monday January 23, 2023 at 5 pm.

Rental applications updated: Sal Licciardi explained that the board has elected to impose a new rental application on all owners who opt to rent their units. Our bylaws state we have a 4 person limit with 30 day minimum rental period. Each rental term defined by the lease

irrespective of whether or not the renter is a "repeat customer" will need to enclose an application fee of \$150 dollars for EVERY NEW RENTAL TERM. This is irrespective of lease length. The fee is used for 2 purposes, to defray increased costs of maintaining our property because renters are generally higher volume users of all resources and a background check. **Bill Caputi** had some questions regarding this. **Alfred Marek** asked whether a background check would be done for every person even return renters. This is up to the board but the fee remains. The other reason is to defray costs of maintenance. Ultimately, this benefits all owners in keeping maintenance fees down. **Rob Matarachiero** asked how a landlord would tell a tenant he would not rent based on a background check that was deemed not acceptable based on a legally non-discriminatory decision (for example exceeding occupancy limits, past violations of condominium rules, relevant criminal history affecting community living). This is between the landlord and prospective tenant. **Sean Pregibon (106)** asked where the application fee "was stemming from"? Was "there some incident that occurred"? **Cheryl Saccone-Albritton** answered that in fact, it was one of Sean's tenants that became a disturbance with intoxication and fighting within his own party of tenants. **Scott Vignery** also stated the association management company charges the association 50 dollars to pursue the background check. **Dru Albano** made a great suggestion that owners might want to email the secretary to blast out an email announcing to all owners that a certain owner may be having a gathering and a courtesy email can go out to all owners just so people might know when there might be a larger gathering on the property.

New business for 2023 was discussed by Cheryl Saccone-Albritton. This includes an attempt to move to a more robust attempt at **email communications** and electronic transmittance request form for owners to consider for those communications allowed by statute to occur electronically. **Documents for our condominium** will be updated this year. **Cheryl Saccone-Albritton** maintains that the bike room is for owners only and is limited to one bicycle per paying owner who has rented one spot. Also, owners are allowed 1 kayak per owner who has paid the 50 dollar rental fee. **Scott Vignery** reminded all owners that **NOTHING CAN BE AFFIXED TO THE CABLES OR ANY FEATURE OF THE COMMON ELEMENTS.** **Robert Matarachiero** countered that a legal opinion may be necessary as his research disclosed that once a unit is rented, the benefits and responsibilities transfer to the tenant. The bike room is a common element (feature), although there is a cost for rental. The **statute is clear that a landlord may not "double dip" in that the landlord cannot occupy one spot in space limited common elements while extending yet another space to a renter simultaneously. The relevant statute is FI 718.106.**

Sal Licciardi discussed that a blast email will go out to owners on how to maintain the main shutoffs to their units main water input line. Testing the shutoff is paramount and will be described to the owners in the communication going to all owners. 4 out of 4 recently tested original shutoff valves were determined to be incompetent allowing water to still flow to the unit even though the unit owner dutifully turned off the main shutoff. Also maintenance of your AC handler condensate drain will be described.

Elections of officers (board): As the number of applicants for board positions **did not** exceed the available positions, the election is waived and the board of Directors for 2023 is unchanged from 2022.

Meeting Adjourned at 4:07 PM by Cheryl Saccone-Albritton

Next board/Annual meeting: Not set at this time

Respectfully Submitted,

Sal Licciardi Board Secretary Redington Place