

Boca Ciega Point East 16 Condominium , Inc.
275 Boca Ciega Point Blvd
St. Petersburg, FL 33708

BOARD MEETING

Boca Ciega Point East 16 Condominium, Inc. Board held a Board meeting on 6-9-2025 @ 11:30 Am. at the Boca Clubhouse and on Zoom. Board members in attendance: H. Bartels; L.Bennet; M.Budronis; Janelle Zein; S.Freed.

The meeting Agenda was as follows:

- A. Called Meeting to Order
- B. Previous Board Meeting's Minutes was approved by S.Freed and seconded by J.Zein .
- C. Insurance Allocations: Allocations were based on Justin's second set of estimates delivered in March. Unit owner's responsibility was to review new estimates to their jot form submissions for accuracy. All questions/problems were due to the board on 3/28.
- D. White Box Update-Janelle updated as to how many units are completed and how many are starting the refinishing phase.
- E. Electrical Outlets/ GFCI- Currently need to obtain info from county and a licensed electrician as to what is needed to pass inspection regarding the electrical replacements done during "White Box". Current information is that ARC is necessary only in the electrical panel and not in the actual outlets. Board will obtain estimates from an electrician and work with the county.
- F. Status of Door Project- Buildwell is responsible for the replacement / repair of Hurricane Sliders and is working with owners individually as to evaluations based on need and preferences. Precision is currently in charge of the Garage Door Replacements and is currently inspecting all units with owners to collect data as to their individual orders. Once orders are placed it will take 6-8 weeks before installation. Owners must be present during the installation process. If owners chose to use their own outside vendors their white box allocation will have the 8% administrative fee deducted.
- G. Report from Hurricane Preparedness Committee-Linda provided an update on tasks accomplished by the committee members and the actual body of resources used to create information that will be provided to residents to prepare for hurricane season. Target goals discussed at the meetings: Federation Disaster Plan status; Securing local contractors to provide immediate assistance for dumpsters; trash removal; mitigation; appliance removal; "White Box" contractors etc. Calendar of events and communication sites critical to preparedness will be available to residents/owners. Currently an informational questionnaire is being prepared to obtain info from residents regarding essential "property preparation"

tasks that are their responsibility to have done during their presence and absence during Hurricane season.

- H. Reserves Study Committee-Hank asked for volunteers to work with Board members.
- I. Seaward yard clean up- all properties have been inspected by board members to determine areas of concern. Owners have been reminded that they all responsible to remove from trash from their properties (front and back). Management has been in the process of removing dead foliage but replanting is on hold. Janelle inspected all units outside outlets regarding flood damage. Data indicated the following: 13 units need a outlets cleaned;13 outlets need to be replaced; 9 units did not have outside outlets visible.
- J. Discussion related to Legal and Personnel Issues (closed session for Board members only)
- K. Adjournment 12:00.
- L. Closed Board Meeting started at 12:00 PM.

BOCA CIEGA POINT EAST 16 CONDOMINIUM, INC.

By: MKBudronis _____
Marianne K. Budronis, Secretary

A COPY EMAILED TO ALL OWNERS ON 6-5-2025.