

**BOCA CIEGA POINT EAST 16 CONDOMINIUM, INC.  
C/O 275 BOCA CIEGA POINT BLVD  
ST. PETERSBURG, FL. 33708**

**Board Minutes**

**Date: March 23,2025**

**Place: Boca**

**Attendees: H. Bartels; Linda Bennet; Scott Freed; M.K. Budronis ; J.Zein. and a quorum was established.**

**Agenda:**

**Assessments:**

**To present to the owners the reasoning for the assessments due to damage from Milton and the flood insurance premium that is due in April. Hank made a motion to approve the assessment for Milton of \$219.00. Linda second and Steve third so it was approved. A cash flow projection determined that the total of \$53,412 (6months\$) needs to be paid in April .Hank made a motion to approve the assessment to pay the upcoming Flood Insurance premium and MKB second it , Linda third. The assessment payments vary by unit ranging from \$1825.02 to \$1499.12. Hank made a motion to take out a loan-Linda second it and MKB third it.**

**Fund Allotments :**

**Discussion ensued on whether funds could be provided from the “owner finish fund” to owners (who were not using JHN) so that they could payout money to their private vendors. If owners are given a lump sum-then it removes the need for the board to track receipts.(They would still collect receipts to ensure funds were being used appropriately.) It has to be determined how much each unit would receive and the number of payouts. Even JHN clients would need funds since appliances and window coverings will not be covered by him.**

**Board decided and approved \$10,000 payouts per owners using JHN. Residents not using JHN get funds on 2 draws@ 50% each. 50% up front and once receipts are submitted an additional 50% minus the 8% administrative fee to attorney and adjuster. Steve made a motion for a 50% draw twice for owners not using JHN and \$ 10, 000 to JHN clients. Linda second and Hank third it. Hank did stipulate that he wanted all reviewed by Dan Greenburg.**

**Public adjuster is now updating all info from the jot forms and hopefully the total estimates will change and be higher.**

**Building Estimates and Jot Forms:**

**Discussion: Some residents needed clarification as how to read the estimates. Jot forms (from all residents) should have been submitted regarding anything missing or incorrect.**

**Residents will receive a final updated estimate from Justin. If adjuster has not made corrections in relation to the submitted jot forms residents will have an opportunity to review with Justin.**

**Discussion: Still waiting for a final estimate fee (from Andre) to remove shower half walls and shower pans. Andre has still not signed any contracts with owners interested in hiring him to the “finishing” end of the job.**

**Windows and Doors:**

**Discussion: county requested a separate permit per building for doors and windows. Insurance estimates were low and Hank was told to update and he did. The separate contractor will evaluate each unit for either replacement or repairs. Owners make decisions only if a repair is recommended and the consequence is that if flooded again it will not be covered since it was not replaced. All will be upgraded for impact resistant products.**

**H.Bartels motioned to adjourn the meeting and Steve second it -meeting ended at 4:29 PM.**

**Submitted by Marianne K.**

**Secretary: Boca Ciega Point East 16 Condominium Assoc.**