

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 Board meeting on 7-10-2025 @ 10:30 Am. at the Boca Clubhouse . Board members present: H.Bartels;L.Bennent; MKBudronis; S.Freed; J.Zein.

The meeting Agenda was as follows:

- A. Financial review and Assessment Review- 4 people have not paid their assessments and board in process of collecting from them. Federation had a shortfall –we had to pay them \$7,000. (partly due to excess water not shut off during Milton.) There are some additional roof and soffit repairs that need to be addressed. Federation got all the buildings appraised which increased the value of 2 buildings in our Condo so we had to increase our insurance. Now each unit is insured for \$250,000 which is FEMA maximum coverage. Cash flow good –we are healthy financial. Money removed from money market because we lose \$ in fess and now balance is back in the checking account. Hank asked for a motion to accept the repot-Steve accepted it Janelle second it.
- B. Adjuster’s (Justin) report has been received and determined to be complicated- Hank and Linda are working out the interpretation.
- C. White Box balance payment Status-County approved and Insurance paid for removal and replacement of electrical outlets. Now county wants ARC fault-outlets and break box upgrade. Insurance will not pay for it but we can possibly use excess funds from insurance and reallocate it. ARC helps protect units from electrical issues(fire) from water contamination. Board asked Andres to have JHN cost out the new replacements for whatever units needed. Cost has not yet been provided by JHN and permit can’t be closed out till cost is provided. Every association is dealing with this issue. Every circuit in a liveable place must be protected. Will take about 2 days’ work to check each outlet in each unit. Private electrician costed out 1500 to change out main panel breaker box. Insurance doesn’t pay for outlet upgrades but this was related to flood in a secondary way. This problem is still under consideration for a solution. No unit will pass inspection until this ARC fault issue has been replaced.
- D. Working with attorneys to provide owners with doc to sign which items are not being replaced but insurance money has been given to owners given. Doc will state that these items can’t be claimed again through insurance. Janelle reported she is waiting for 6 units to sign off on White Box JHN work completed.

- E. House Bill 913-passed on June 7 2025. We have to publish online all our board meeting minutes and publish our financial statements. We will post it to our condo 16 website. We may have to increase the amount in reserves according to what attorneys recommend.
- F. Buildwell -Update- Board needs to wait till all cost are determined from Buildwell regarding replacements and repairs. Once Buildwell commits to a determined/permanent cost estimate the remainder of the white box money can be given to unit owners. If owners are going on their own or not replacing any doors they may be given the rest of White box \$ now. Hank will try to get both a permanent cost estimate for sliders replacement and repairs and deduct that amount from their whitebox totals. –Linda approved-Steve second-Janelle third. Owners will have to sign a doc that they received all their white box money and that they will not receive any further insurance allocations for any future requests for reimbursements. Garage door replacements bills have been sent out to owners based on their requested options-4-8 weeks for replacement. Owners must be present for installation.
- G. Emergency Planning Update (Hurricane)-27 pages- totally completed. Contains a combination of generic information for preparedness and info specific to our association. Detail resident responsibilities. Outlines what to do before-during-after the weather event. Includes a calendar and questionnaire that needs to be completed yearly. It will be on our website and the Federation has their own guide which will be posted at the end of the month. Committee worked hard and reviewed it. Residents should read and send comments to the board. Communication from the Federation and the Board will be provided to residents in ways so that residents are fully informed what is happening and what to do. Multiple. Guards at the gate we be stationed for safety after the event.
- H. Minutes from last month's meeting was motioned by Marianne for approval second by Hank and third by Steve. All approved.
- I. Open Meeting Adjournment-Hank adjourned and Janelle second it at 11:30AM
- J. Closed Meeting Opened
- K. Legal and Personnel issues
- L. Adjournment

BOCA CIEGA POINT EAST 16 CONDOMINIUM, INC.

M K Budronis

Marianne K. Budronis, Secretary