

**BOCA CIEGA POINT EAST 16 CONOMINIUM, INC.
ST.PETERSBURG ,FL. 33708**

Condo #16 Board Meeting

MEETING MINUTES

Date: 2/26/2025

Time: 2:07 PM-4:00 PM

Members present: Bartels; Steve Freed; Linda Bennet; Marianne K.Budronis; Janelle Zein.

Place: Boca Clubhouse

Agenda:

Approved all Board minutes from 10-27 to February 14,2025.

Table year End financials

Cash Flow Projections: A large Insurance payment is coming up in April (\$106, 804.). . An assessment of \$1335.30 to owners would be made to represent 50% of the insurance premium due. Milton (loss assessment) created losses that will result in an additional assessment of \$219.00. Once unit owners pay they will be reimburse \$219 through insurance via docs that Hank will disburse.

Historical Perspective: Flood Ins. for Boca Is 19 separate policies for the entire Condo Associations. All associations pay the same rate based on zone on flood elevations but all have different policies and insurance agencies.

Sewer Pipe recommendation: Mohamad wants to redo his pipes with his neighbor at their own cost. Hank will consult with attorney as to what type of legal doc is needed so that if a future assessment may come up regarding condo pipe repairs that unit owners that do their own replacements will not be included in that type of assessment. Motion to repair sewer as needed-on a case by case basis with a plumber recommendation. Hank made the motion second by Steve. Hank will ask Andre to check the water pipes and that water is on and that there are no leaks in the angle stops-and cap the pipes if needed facilitate repairs once owners start moving back to make sure that pipes are working effectively and safely.

Assessments: Previous discussions regarding assessments of sewer pipes will be closed. Only assessments approved for today are as follows: Assessments for Milton (\$219.00) and for 50% of Ins. Premium at \$ 1335.30. Hank made a motion-second by Linda and third by MKB and all approved.

CD's: We can get 4.1% for 3 month CD. Janelle and Hank will determine what amount can be safely made into an account. a motion to put the \$ in a CD was made by Hank –second-by Linda

and approved by all members .Hank will reach out to Dan Greenberg about the possibility of establishing a money market account for condo funds.

White Box Issues: Sliders and doors will be inspect by a private contractor and if specific doors/sliders have to be replaced the owners will have to comply. If doors certain doors/sliders are evaluated to be safe and functional and the owners want to keep them-they will sign a waiver that they are not replacing said doors.

JHN product selections for refinishing will be tabled.

Security: Federation voted that if Envera is down for 24 hours they will post guards 24/7 till gates are fixed. This was the approved plan for outages. Gates will be open during the day so that workers have easy access.

Reviewed the vendor/owner payouts for 4 units to assure that payments are for only lower 4 feet of cabinets. Linda made a motion to approve all 4 vendor/ owners payouts and Steve and Janelle Second the motion and it was approved by all.

Adjourned meeting by H. Bartels at 4:00 PM

Submitted by M.K.Budronis Secretary