

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

BOARD MEETING MINUTES

Boca Ciega Point East 16 Condominium, Inc.
Place Boca Clubhouse
Novv. 13 2025 @ 10:05.

Attending Board members: H.Bartels; L. Bennet; M.K.Budronis; J.Zein; S.Freed
Materials provided: Sign In sheet; Agenda; Financial report; Insurance Report

The meeting Agenda is as follows:

- A. Approved Minutes: The Sept.9,2025 Board meeting minutes were accepted and approved by Steve F. and second by J.Zein.
- B. Status of Completed units: 30 units completed; 5 being worked on going up for sale; 2 units being renovated 1 unit being worked on with major plumbing issue that is common element so repair covered by the association. Gates will be closed as of Dec.1,2025 to contractors. Residents need to list all their contractors with Envera.
- C. Fiber optics will be activated next week. Tina will rework the instructions but basically residents need to call spectrum to state that they are ready to be connected. They will remove your equipment and rework the fiber optics in your building; residents must tell contractors where they want new TV service to be installed.
- D. Office is open –Fitness center will be opened the end of Nov.-Library will be last area to be refurbished-
- E. Hank Reminded residents to communicate with Condo 16 Board through our website. Avoid using a text. Always hit “reply to all “when communicating.
- F. Insurance update-residents asked if partial final checks can be provided. Hank stated that once he got through the first group of door installations to see what the final costs might be and he would try.
- G. Board passed a motion to obtain Greenburg as our attorney –Linda first Marianne second –all voted yes. He is not charging a retainer this year.
- H. Board documents need to be redone. Our attorney can reword the docs into legal language-language would be cleaned up-not changed but organized, we will not know what can be amended till it gets cleaned up. Attorney will be presented to community for a vote of approval. Total cost 6-7,000. Hank motioned for a board vote-Linda and Marianne approved motion. All voted yes. Project for next year
- I. Budget-J.Zein presented her projections. Overage due to AFCI by JHN will be covered by insurance allocations. All written projections presented to residents. No money has been removed from reserves since a vote will be needed. Flood Insurance may remain the same but residents were concerned that it will go up so budget should reflect an increase. J.Zein that she can pad it by 10% in anticipation of an increase. 5,000 was added to Unanticipated fund. Reserve balance is \$77,157. J.Zein reviewed all areas of concern regarding replacement

of common areas within 10 years and what is recommended per unit to increase monthly fees to anticipate future expenses. Most concerning is the seawall and plumbing. Need a company to do a seawall evaluation and a study to J.Zein recommended that we hire an engineer to evaluate the seawall to see if we can just do repairs to extend its life. BJ stated that an evaluation was done several years ago but L.Bennet stated that seawall must have been compromised by Helene. All agreed to have it re-evaluated. Current recommendation is to increase monthly fees to \$100 monthly to cover our budget increases and the federation allotment. We have yet to decide on what to increase \$ for the reserve build-up. Any \$ reserves related to reserves needs a vote. If we increase our monthly fees to under 12% the board can increase monthly fees without a vote-over 12% increase requires a community vote.

- J. Electric; Condo responsibility: we are responsible for all wiring between the transformer and the meter and the meter itself.
- K. Roof Cleaning: Discussion regarding having a cleaning to remove anything that would harm the construct of the roof.
- L. Previous board minutes were to be on the website but had not been secured. Board Now in the process of giving all meeting documents to Tina to post on the Federation website under Condo #16.
- M. Jim Mayors offered to volunteer to help with any board projects.
- N. Meeting was called to a close at 11:50 Am.

BOCA CIEGA POINT EAST 16 CONDOMINIUM, INC.

By: MKB _____
Marianne Budronis, Secretary