

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

September 9, 2025 @ 1pm.

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 July 10th Board meeting minutes were accepted and approved by Steve F. and second by J.Zein.
- B. AFCI Project: County requires that electrical work be remediated to meet new guidelines. JHN has been contracted to remediate at the outlet levels to get units protected and approved by county. They will update breakers as needed on a unit by unit basis-and just to meet county standards to pass inspection and close out the permit. Funds set aside by the association for the work is \$42,000 and comes out of operating funds.(Leaving a remaining balance of\$58,000).Hank is making a recommendation to pay out to any owners the \$ they spent to update their electrical unit. We still have unallocated funds that the attorney stated we can move over to operating funds to fund this project. Vote to use insurance funds remediate electrical outlets/panels to protect units and pass inspection to close out the permit. (Janell- first; Steve-secondi; Linda-third) voted to pass this resolution. Vote taken to pay back owners (Janell approves/Linda and Steve seconded)- resolution passed. Vote to have unallocated funds moved to operating fund as per attorney's approval. Janelle proposed it –Steve and Linda second it-passed.
- C. Insurance Allocations and payments. Remaining insurance allocations will be given out in 4 stages: First outpay will be to owners who are not having garage doors or hurricane doors replaced; 2nd payout will be to Owners who are just having garage door replaced; 3rd payout will be to owners who are in the process of having doors and hurricane doors replaced. All residents will be provided with documents (Adobe) that require sign offs with signatures of all the legal owners of each unit. Documents sent to owners will also include a breakdown of what was allocated to each unit and what was paid out and what remains to be disbursed to each owner. A total of \$18,000 from the remaining unallocated funds will be set aside for omissions and corrections.
- D.

403 Waste Pipe Issue: When JHN was replacing the shower pan in unit 403 it crumbled. The floor needed to be dug up. Re-lining of these pipes and a repair was previously done by PRS but it was now they state it was never lined. A 4-5 foot pipe needed to be replaced. PRS is still evaluating. If neighbor's shower is linked the repair will be more costly. This is an association responsibility since it is underground- and payment will come out of our reserves.

- E. Financial Review- J.Zein stated that the Operating account is \$69,287.75 and Reserve account is \$80,88.23 . Upcoming expenses that are unknown is related to the #403 pipe issue. Roof repairs cost \$1,100.
- F. Overhead Garage Doors project going well. Almost all jobs are near completion. . Contractors were organized and efficient.
- A. Exterior Doors: Buildwell Project currently presenting with a variety of difficulties. Problems -they did not apply for permits which created difficulties with the county. They lack administrative organization regarding communication and submission of paper work. Project is very big and tasks needed to be broken down and delegated to board members that can help. It is unknown if all the doors have been ordered. Linda and Marianne will help Buildwell organize the orders and Mr. Mayors (Unit owner) offered to work with the county regarding the permit issues. Questions were asked as to how "door/slider" estimates were arrived at (standard quotes provided to each owner); \$ comes from the insurance fund; allocation was a fixed amount from the insurance allocation. Mohamed had issues regarding his charges on his contact and Hank will review to determine the disparities and why. All owners signed contracts and Buildwell was given a deposit. If you signed the contract the door was ordered. Windows were ordered on signed contracts.
- B. Florida Rooms: all done on a cases by case basis. Option 1-hire a private engineer to evaluate each unit to see what can be done to repair the room to be able to sustain the hurricane doors. Option #2- Swap out the interior doors and have them replaced with Hurricane doors. ASC was discussed as a possible vendor to repair the florida rooms but reviews were mixed. Hank proposed that home owners seek out their own solution (9 units involved) so that we can move closer to distributing final funds and closing out the open door permits. Private contractors can work under Buildwell's permit at no charge.
- C. Gutters:
- D. Reserve Study will be discussed at the Budget meeting.
- E. RFP for Mitigation and Whitebox: we have vendors on standby and possibly will have to pay a small fee to hold their services.
- F. Set schedule for 2026 Budget vote and board members elections. Hank will check to see if our terms are 2 years so then we just have set a date for the annual meeting (Nov. 20). Next meeting at 10/21 at 10am.
- G. Meeting adjourned to the public. 2:05 PM

BOCA CIEGA POINT EAST 16 CONDOMINIUM, INC.

By: MKB _____
Marianne Budronis, Secretary