

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 a Board meeting on 3-6-2026 @1:40 PM at Boca Clubhouse.
Board members in attendance: H. Bartels; M.Budronis; Janelle Zein ;S.Freed.
Attendance was taken and a Quorum was established.

The meeting Agenda was as follows:

- A. Call Meeting to Order
- B. Approval for Previous Board Meeting's Minutes will be tabled till March 25 Board meeting.
- C. Budget proposal was provided as a handout.
- D. Treasurer stated that the Sea Wall study was not allotted \$ in the previous budget and that this needed to be addressed. Budget has an extra \$5,000 and the estimate for this proposal came in at \$4,500. Proposal was to make 2 lines in the Budget for the Sea Wall.
- E. Flood Insurance came in \$11,000 less than we budgeted for and the Pest Control cost came in less than was budgeted
- F. Proposal was to move \$5,000 from Flood Insurance into Roof Cleaning (create a new line) and this required a Board vote. Hank made the proposal; Marianne gave the first motion and Steve second it. A discussion ensued regarding cost of \$300 per unit for roof cleaning. Roofs were replaced in 2012 with a 20/25 year warranty with a life expectancy of 30 years. Some repairs were done to units effected by the Tornado of 2021. The former and now current roofing company will check to see if current repairs can be covered under the warranty.
- G. Hank proposed that a line be created for the Sea Wall study and to move excessive \$ from the Flood insurance onto this line. Steve gave the first motion and Janelle second it.
- H. Hank initiated a formal vote be taken to agree to have a Sea Wall Study conducted .Marianne gave the first motion and Janelle second it.
- I. Attention was given to approving alteration request by unit owners.

Unit #431 requests approval to have current pavers replaced with concrete –area dimensions 10x7x28 feet. Motion to approve made by Janelle-accepted first by

Steve and second by Marianne contingent on vendor providing approved documents to conduct the alteration.

Unit #569 requests approval to replace the lower dock that was damaged. It will take 3 months to obtain a dock permit. County requires owners on each side to agree but the Condo Association approves the permit not the neighbors. Owner will submit the required paperwork. Hank made the motion to approve, Marianne made the first motion and Steve second it.

Janelle proposed to adjourn the meeting Hank motioned first & Marianne second.

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Meeting Adjournment at 2:10 PM

BOCA CIEGA POINT EAST 16 CONDOMINIUM, INC.

By: MKBudronis _____
Marianne K. Budronis, Secretary