

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

BOARD MEETING-TOWN HALL

Boca Ciega Point East 16 Condominium, Inc. Board held a Board meeting on 3-25-2026

4 PM at the Boca Clubhouse and on Zoom.

Board members in attendance: H. Bartels; L. Bennett; M. Budronis; Janelle Zein; S. Freed. Attendance was called and a Quorum was established.

The meeting Agenda was as follows:

- A. Call Meeting to Order at 4:02
- B. Approval for Previous Board Meeting's Minutes 2/5/26 amended 2/23 and 3/6 2026. Linda proposed to accept- Hank made a motion and Steve seconded for 2/5. All approved. Hank motioned to approve and Janelle seconded for 3/6 minutes. All voted yes.
- C. Approval of Financial Documents. Hank discussed balance sheet, income report and cash flow Balance account and balanced cash flow and we had \$174,000 at the end of the year. Reserve Fund balance at end of the year \$86,000. We had to pay income tax-receipts (\$400.00). The tax return was handled by the Federation's accountant. were handed into Tina and Federation attorney. Jim asked about the cost of plumbing under unit 625 where the pipes under the bathroom were crumbling and had to be replaced. Hank makes a motion to the board to accept the Board Financial –Linda seconded. All votes yes.
- D. Approval of contractor Foster to conduct Sea Wall study. We had several quotes. Janelle stated the reason Foster was chosen because he was only one that did underwater videos. Cost will be \$4,500 and Linda made a motion to approve. Resident (Tricia) asked where the funds were coming from. Steve second and all voted yes. Resident asked where the excess \$ came from. We had an excess of \$11,000 because Insurance and Pest costs came in less than budgeted.
- E. Approval for the following contractor All American Paint Company. Steve stated that After Hours contractor never responded to out reaches after they failed to show for an appointment and All American Paint gave a better price. This company serviced several residents and all were happy with results. Paint job is just for gutters and soffits. Linda made the first motion to accept All American Paint proposal. Steve seconded. All voted yes. Steve will manage this project.
- F. Approval for AFCl. County required each unit to be brought up to code regarding implementation of AFCl and the Association contracted JHN to bring each unit up to code or owners to use their own electrical contractors. This was covered by insurance for JHN's work and owners not using JHN would be reimbursed. Additional mandated county requirements were to replace dishwasher and fridge

water valves that have hammer arrestors. This was not covered by insurance but it is the board's obligation to correct these code violations. Hank made a motion to pay each owner who did not use JHN for the AFCl upgrade (\$ 669.23 per unit totaling \$9,369.22) and hammer arrestors (\$61 per unit totaling \$1,342). Jim M. asked if all residents were included in the job would the costs have been less. Hank said it would be difficult to determine. Hank made the motion to approve. Linda seconded and all voted yes.

- G. Condo Document Refurbishment Project. Linda thanked all committee members. First phase was a comparison of the original docs with the attorney's restatement. He removed anything that was a contradiction; archaic language; etc. Hank and Janelle will send out an email and survey to get volunteers for the second phase of changes. Board will create a list of criteria to select people. Goal of the committee is to come up with changes while working with legal staff then present the finished product to the residents. This will be followed by a community vote- and then file the document with the county. The complete product will be the rules and regulations that Condo #16 residents will live by.

Linda made a motion to adjourn the meeting at 4:35 PM- Marianne accepted it 2nd by Steve. All approved.

BOCA CIEGA POINT EAST 16 CONDOMINIUM, INC.

By: MKBudronis _____
Marianne K. Budronis, Secretary

TOWN Hall began at 4:35 PM

Linda asked the community to present questions regarding community updates.

Linda opened the meeting with a discussion about the status of permits; permits can be removed from the doors. Buildwell is still installing screens and they are at the end of the project. Linda stated that Buildwell has not been responsive to communications and outreaches of residents or board members. Hank is working with residents who need to either extend or renew the permits. Everybody has closed permits. Only 2 owners have opened permits due to re-models. Resident(Sharon)stated that she wanted to know if she was to pay Buildwell directly for the interior molding.

Several residents stated that JHN initially stated that he would clean all the ducts at the end of the project in order to prevent mold and to remove the dust. Hank will look into this but stated that JHN's contract cleaned vents not ducts but it will be looked into.

Residents asked if there is a document created of listed vendors that have proven to be competent and responsible should another emergency occur. Linda discussed the results of the Hurricane committee. Resident (BJ)asked if our Escrow account could be closed out and finalized .Hank stated that 2 residents are not finalized and we had several payouts to Buildwell and JHN.

Residents asked about status of Envera gatehouse. Hank stated that he joined the Federation to specifically to deal with the Envera problems. New CEO appointed a special director to work weekly with the Federation. Current problems: No record of our complaints; glitch in software as how long it takes for guest to get in. The 3 categories of issues: software-hardware and agent issues. Weekly meeting are documented and issues followed up one at a time. Envera is just gate access not security which is a major issue. Items that are need are cameras. No process to de-activate stickers when residents move. Tailgating exists and recommendation is to obtain their license. Sunday working hours has been extended for one more month so that contractors can complete the last few houses. Hank stated that we have one Porta Potty but that our contactors have less clutter with vehicles and supplies.

Linda asked for final questions-none were submitted -and Janelle asked for latecomers to sign attendance sheet.

Linda made a motion to adjourn Town Hall meeting at 5:11. Hank first and Steve second. Meeting adjourned at 5:12 Pm.

By Marianne K. Budronis Secretary of Condo #16