

# Calais Condominium Association, Inc.

Board of Directors Meeting

September 17, 2025

Minutes

Minutes from the Board of Directors meeting for the Calais Condominium Association, Inc., held on September 17, 2025, at 4 p.m. at the Calais Clubhouse, 7068 Pelican Bay Blvd., Naples, Florida, and 47 owners via Teams virtual meeting and in person.

**DIRECTORS PRESENT:** John McClane, John Green, John Johnson, Craig Wigley, Mike Stone.

**DIRECTORS ABSENT:** none

**ALSO PRESENT:** Kathleen Hatzell and Rich Meyer of Seacrest Southwest

**Call to Order** A quorum being present, the meeting was called to order at 4 pm by John McClane

**Approval of Minutes:** Minutes of May 14, 2025, were approved by Mike Stone and John Johnson.

**Presentation by Ellis Brothers and Socotec:** (see attached)

**President Reports:** John McClane

- The Pelican Bay Foundation had resignation of leadership and appointment of new board members.
- Naples Grand would like to build a Water Park on the Crayton Road Tennis Court.
- The annual assessment for Pelican Bay Foundation has increased.
- Modification of common areas – Not to put on the walls any hanging items. Next time the buildings are painted it will all be removed. Anything that owners would like to hang on the walls must have approval.
- Tiles will not be allowed on the lanai. New by-laws are being written.
- Not addressing small lanais on 5 story buildings. Not structural. If tiles pop off do not replace them
- Smoke alarms are the owners' responsibility.
- Three people work full time on property. They Work for Seacrest. Having the workers do handyman work the association will charge back to owners.
- Drainage work done behind bld. C. has gotten better.
- Security – issue a woman on the first-floor man looking in window. Have a bid for cameras around the building for \$55,000. What do people think. It would be monitored in office, and recorded.

**Treasure Report - John Green –**

- The Maintenance covers repairs for the buildings. The association will increase in funding that will help prepare for the structural repairs. Makes motions to increase \$1375.00. The motions will be discussed under new business.

**Mike Stone** commented that being on the board side of the table appreciates the other board members for the work.

### **Business:**

Ratification of 5 Elias Brothers Change orders signed and ratified. List to be given. John made a motion to approve

**Line of Credit** - Mike Stone made a motion to approve the Line of Credit John Johnson 2<sup>nd</sup>. All approved.

**The special assessment** – John Johnson made a motion to approve the special assessment of \$11,000 per owner to be collected over two (2) years at \$1, 375 per quarter for 8 quarters, Craig Wigley 2<sup>nd</sup>. All approved.

The board would like to thank Doug for all the work to get this done.

### **Construction update**

- Jan updated the standpipes repaired and painted.
- The pool fence needs to be in compliance with height requirements. Carter Fence Applied for a permit and was rejections by Collier County because of the fence by the pool equipment needs to be higher. Carter fence will reapply.
- The pavers will be power washed, and the sides of the 2 & 3 small balconies will be done at the end of October
- Document review committee – get feedback from board members on the tiles and wall hangings on outside of doors. After the first drafts the insurance needs to be corrected. Will go to the attorney for first draft. After another review it will be sent to owners and voted on at a Board meeting.
- Social Committee - Ellen Faye – planning meeting 10-21 at 10 am at pool all are welcome to join social committee.

### **Homeowner comments:**

Was there input by owners for the By-laws and do we have teeth to enforce the by-laws. There was a committee that reviewed the rules. The association can form a compliance committee and fining committee that would enforce the by-laws.

Next meeting will be in in 4<sup>th</sup> quarter.

**Adjournment:** There being no further business to discuss, the meeting adjourned at 5:30 p.m.

Respectfully submitted,  
Kathleen Hatzell, LCAM  
Property Manager

DRAFT