

Calais Condominium Association, Inc.

Board of Directors Meeting

February 19, 2025

Minutes

Minutes from the Board of Directors meeting for the Calais Condominium Association., Inc., held on February 19, 2025, at 3:00 p.m. at the Calais clubhouse, Naples, Florida, and via Teams virtual meeting.

DIRECTORS PRESENT: John McClane, Doug Dausman, John Green, John Johnson, and Jerry Grass

DIRECTORS ABSENT: None

ALSO PRESENT: Robert A. Baugher and Rich Meyer of Seacrest Southwest, and 17 members in person or on Teams

Call to Order A quorum being present, the meeting was called to order at 3:05 pm by Doug Dausman

Approval of Minutes: Minutes of November 14, 2024, were approved with one modification. “The drainage project was tabled by the board”. Minutes were approved 4-1 with Mr. Grass opposed.

Reports:

President’s Reports: John McClane thanked Yosvany for 19 years of service. Reported on pickleball courts at park and Hotwire progress. Discussion.

VP Report: Doug Dausman reported on stucco and structural repairs.

Treasurer Report: John Green report on SIRS, updated calculations with actual expenses. There are three delinquencies with two going to collections.

Business:

Elias Brothers change orders: Doug Dausman made a motion to approve three Elias Brothers change orders. John Johnson seconded. Discussion. Unanimously approved.

Contractor Working Hours: Doug Dausman explained the staff leaves at 4:00 pm but contractors are allowed to work until 5:00 pm. Some contractors work later and there are no staff onsite to tell them to leave. Mr. Johnson made a motion to change contractor hours to end at 4:30 and make sure at least one staff member is onsite until 4:30. Mr. Green seconded the motion. Motion passed 3-1 with Mr. McCain abstaining and Mr. Grass opposed.

John Johnson Report: Sinkhole by A building has opened again. Bonness fixed it again at no charge.

Committees

Campus Committee Jan Johnson reported on landscaping and hardscape.

Doc Committee Sandy McClane reported on progress.

Social Committee reported on events and activities.

Ad hoc Agreements Committee was created to review existing contracts and make recommendations to the Board.

Old Business

Building C Drainage Project. Jerry Grass requested that the project be completed. Doug Dausman made a motion for the Board to consider the project complete. John Johnson seconded the motion. Discussion. The motion passed 4-1 with Mr. Grass opposed.

New Business

Smoke Detectors. Smoke detectors in units are the unit owner's responsibility, but when there were problems with new detectors a previous board agreed to replace the detectors at association expense. The current board unanimously reiterated that the smoke detectors are the unit owner's responsibility. The staff will inspect the smoke detectors between January and March each year.

Sliding door replacements. John Green made a motion to give credit to unit owners if they choose to upgrade to hurricane windows when their sliding doors have to be temporarily removed by the association, due to structural repairs. The credit will be equal to what it would cost the association to reinstall the sliders. Not to exceed \$2500. Mr. Dausman seconded the motion. Unanimously approved.

Adjournment: There being no further business to discuss, the meeting adjourned at 4:30 p.m.

Respectfully submitted,

Robert A. Baugher, PCAM
General Manager