

Calais Condominium Association, Inc.

Annual Members Meeting

March 23, 2023

Minutes

These are the Minutes from the Annual Members Meeting for the Calais Condominium Association, Inc., held on March 23, 2023, at 4:00 p.m. at Pelican Bay Community Center and via Zoom online meeting.

PRESENT: Sixty-six (66) members of the Association were in attendance by proxy as well as Rich Meyer and Robert Baugher with Southwest Property Management

CALL TO ORDER:

Robert Baugher reported that a quorum was established. John Torrente called the meeting to order at 4:00 pm.

Proof of Notice of Meeting: A notarized proof of notice affidavit was produced and is now on file.

Secretary's Report/Approval of Previous Minutes: The minutes of the previous meeting dated March 30, 2022, were approved unanimously.

PRESIDENT'S REPORT: John Torrente reported on changes of board members. Lane Blackburn will resign at the organizational meeting and Jorge Schwarz has offered to be re-appointed

TREASURER'S REPORT: Jorge Schwarz reported on: finances; Reserves; adopted budget; and insurance increase. Discussion.

Doug Dausman reported. A drywall repair contract has been signed. Landscaping restoration. Calais is hiring a drywall contractor Dietz of Naples to begin rebuild next week starting in A building, doing mid-rise lower level lobbies, and finishing in Clubhouse. Hired landscape designer Mark Levy Horticulturist who specializes in design, irrigation and drainage. FEMA has determined the AC line sets are not covered and will be responsibility of unit owners. Calais will start sending out FEMA payouts in next few weeks. **Elias Brothers to come back to inspect the spalling issues we have on some of our columns in mid-rises. If any owner needs to read the Socotec engineering report to confirm the buildings are safe they can call onsite manager Rich Meyer**

ELECTIONS: There were three positions open for election on the Board of Directors and two candidates. John McClane and Jerry Grass were elected by default, the other position will be filled by Board appointment.

ROLLOVER OF SURPLUS OPERATING FUNDS: Rollover of budget surplus was approved by a majority of members present.

OTHER BUSINESS: None at this time.

ADJOURNMENT: The meeting was unanimously adjourned at 5:15 p.m.

Respectfully submitted,

Robert A. Baugher, PCAM
General Manager