

Calais Condominium Association, Inc.

Board of Directors Meeting

April 22, 2026

Minutes

Minutes from the Board of Directors meeting for the Calais Condominium Association, Inc., held on April 22, 2026, at 1:30 p.m. at the Calais Clubhouse, 7068 Pelican Bay Blvd., Naples, Florida, and 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

1. Call to Order

The meeting was called to order and the Board asked for any additions to the agenda. No additional items were added.

2. Approval of Prior Meeting Minutes

The Board reviewed the minutes from the March Annual Meeting and March Board Meeting. A motion was made and seconded to approve both sets of minutes. Confirmation was provided that the minutes had been posted on the website. The motion passed unanimously.

3. Pelican Bay Foundation Updates

The Board discussed several updates from the Pelican Bay Foundation, including:

- Appointment of Michael Brenton as Deputy General Manager.
- Launch of monthly community chat meetings for residents to ask questions and receive updates.
- Proposed increase to the capital transaction fee from \$10,000 to \$15,000, with annual increases of 3.5% beginning in 2027.
- Ongoing discussions regarding the proposed water park project and county review process.
- Progress on county park improvements, including pickleball facilities and future bocce ball courts.

4. Grounds and Environmental Discussion

The Board discussed phosphorus levels in Clam Bay and advised against the use of fertilizers containing phosphorus due to environmental concerns associated with reclaimed irrigation water.

5. Emergency Procedures and Owner Maintenance Responsibilities

Residents were reminded that in any emergency involving health, fire, flooding, or major property damage, 911 should be called first before notifying management or other parties.

The Board also emphasized:

- Seasonal water shutoff procedures when leaving units vacant.
- Regular inspection of washing machine hoses, dishwasher connections, refrigerator water lines, and plumbing fixtures.
- The importance of preventative maintenance following a recent flooding incident caused by a failed hose.

6. Structural Restoration and Construction Updates

The Board provided updates on the ongoing restoration project:

- Additional post-tension cable repairs were identified in Buildings D and F.
- Completion of major restoration work is anticipated around June 1, with additional punch list items continuing afterward.
- Temporary access restrictions will occur at Building D during repairs.
- Walkway tile replacement projects in the three-story buildings are being postponed due to financial constraints. The Association will continue patching and monitoring conditions.

7. Pool and Drainage Projects

The Board announced:

- A second opinion inspection of the pool and spa areas to evaluate whether repairs or full replacement will be necessary.
- Installation of scupper boxes and downspouts on two-story buildings to improve drainage and protect landscaping.

8. Air Conditioning Drain Maintenance

The Board discussed recurring issues with clogged AC drains and the significant prior expense incurred to clean common drain lines.

Management introduced a product called “iFlow,” designed to automatically dispense cleaning solution into AC drain lines to reduce buildup. Owners were encouraged to consider installation and to ensure HVAC contractors flush drain lines during routine maintenance.

Management advised that plumbers will require access to upper-floor units in order to clean common drain stacks in multi-story buildings.

9. Fire Safety and Building Projects

The Board announced upcoming work on:

- Fire hose boxes.
- Juliet balcony repairs and leveling corrections to improve drainage.

- Continued waterproofing and restoration projects.

10. Lanai and Tile Discussion

The Board conducted an extensive discussion regarding open lanais, waterproofing, and tile installations.

Topics discussed included:

- Concerns regarding water intrusion and deterioration associated with tile installations on exposed lanais.
- Engineer recommendations related to waterproofing maintenance and periodic inspections.
- Potential use of raised modular tile systems designed to allow water drainage underneath.
- Resident concerns regarding aesthetics, property values, and comparisons to other communities.
- Clarification that enclosed lanais are considered interior space, while open lanais are classified as limited common elements.

The Board agreed to establish an Aesthetics Committee to further study:

- Tile alternatives,
- Waterproofing concerns,
- Engineering recommendations,
- Long-term maintenance implications.

A motion was made and approved to create the committee.

11. Insurance and Safety Assessment

The Vice President reported on a recently completed loss control and safety assessment conducted through the Association's new insurance broker, Brown & Brown.

The assessment found:

- The property was very well maintained overall.
- General conditions were considered excellent.
- Only minor corrective items were identified, including shrub trimming, fire extinguisher placement, and locking hardware.

The Board expressed confidence that addressing these minor items would strengthen the Association's ability to defend future liability claims.

12. Owner Comments

Several owners expressed concerns regarding:

- Future removal of existing tile installations,
- Potential impacts on aesthetics and property values,
- The need for additional engineering review and expert consultation.

The Board acknowledged the concerns and encouraged owner participation on the newly formed committee.

13. Adjournment

There being no further business, the meeting was adjourned.