

# Calais Condominium Association, Inc.

Board of Directors Meeting

May 18, 2023

Minutes

Minutes from the Board of Directors meeting for the Calais Condominium Assn., Inc., held on May 18, 2023, at 1:00 p.m. at the Calais clubhouse, Naples, Florida, and via Zoom virtual meeting.

**DIRECTORS PRESENT:** Doug Dausman, Lou Tiffany, and Jerry Grass. John McClane on Zoom.

**DIRECTORS ABSENT:** John Green

**ALSO PRESENT:** Robert A. Baugher and Rich Meyer of Seacrest Southwest, and 25 members in person of the Association present in person or on Zoom.

**Call to Order:** A quorum being present, the meeting was called to order at 1:00 pm by Doug Dausman.

**Secretary's Report/Approval of Previous Minutes:** Minutes of April 18, 2023, were approved unanimously, with a correction.

## Reports of Officers & Committees

### Treasurer Report:

**Landscape report:** Mike Pleninger gave a landscape report. Discussion.

**OLD BUSINESS:** None at this time

### NEW BUSINESS:

**Review Proposals for clubhouse, Midrise garage lobbies, and landscaping for approval** - Doug Dausman made a motion to spend up to \$125,000 for landscaping and \$30,000 for drainage and engineering. Lou Tiffany seconded. Discussion. Unanimous approval.

**Repairs at for clubhouse and garages** - Doug Dausman made a motion to approve \$214,900 from FEMA and Calais Reserves for clubhouse repairs, furniture, and garage repairs. Lou Tiffany seconded the motion. Discussion. Unanimously approved.

**Discussion of spalling concrete** – Lou Tiffany reported that Elias Brothers would be investigating and making repairs, per the SOCOTEC engineering report. The board unanimously approved up to \$100,000 for engineering and concrete repairs.

**Discussion of Unplanned expenses (metal doors, parking stops, fire hose inset boxes (mid-rises)** – Doug Dausman reported.

**Insurance:** John McClane reported on increases.

### Owner Participation:

## ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 2:30 p.m.

Respectfully submitted,

Robert A. Baugher, PCAM  
General Manager