

Calais Condominium Association, Inc.

Board of Directors Meeting

November 14, 2024

Minutes

Minutes from the Board of Directors meeting for the Calais Condominium Association., Inc., held on November 14, 2024, at 3:05 p.m. at the Calais clubhouse, Naples, Florida, and via Teams virtual meeting.

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

DIRECTORS ABSENT: None

ALSO PRESENT: Robert A. Baugher and Rich Meyer of Seacrest Southwest, and 29 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 September 25, 2024, were unanimously approved.

Reports:

President's Reports: Doug Dausman reported on projects and structural repairs. Discussion.

Treasurer's report from John Green. Discussion.

Gerry Grass reported on drainage project. Discussion.

Social Committee report: Ellen reported.

Business:

Vote on assessment to be used for structural repairs: Was not necessary because member vote on assessment passed.

Line of credit: Doug Dausman made a motion to approve a \$600,000 line of credit with First Horizon. John Green seconded. Discussion and unanimous approval.

Insurance changes –John McClane explained that the Board has changed brokers to Brown & Brown. Discussion and vote. The Board unanimously approved the change.

Engineering report on H building: A \$228,000 Elias Brothers proposal for repair of 17 post-tension cables in H building. John Johnson made a motion to approve the proposal. John McClane seconded. Discussion and unanimous approval.

Drainage work – Jerry Grass reported on the status \$231,000 spent. \$11,500 more to finish. Discussion from members. Board members will meet with president of Peninsula Engineering. The project was tabled by the board.

Landscape update: Doug Dausman reported that Lou Tiffany and Steve Ziff have done a great job with fountain lighting. Jan Johnson reported for the committee.

Election of Officers: Doug Dausman resigned the office of President. John Green nominated John McClane as president and Doug Dausman as VP. Jerry Grass seconded. Unanimously approved.

Adjournment: There being no further business to discuss, the meeting adjourned at 4:15 p.m.

Respectfully submitted,

Robert A. Baugher, PCAM
General Manager