Calais Condominium Association, Inc.

Board of Directors Meeting

December 17, 2025

Minutes

Minutes from the Board of Directors meeting for the Calais Condominium Association, Inc., held on December 17, 2025, at 4 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

Call to Order A quorum being present, the meeting was called to order at 4 pm by John McClane

Approval of Minutes: Minutes of September 17, 2025, were approved by Mike Stone and John Johnson.

President Reports: John McClane reported information from the President Councils of Pelican Bay.

- The Foundation did a study for $50,000 to analyze what happened last year. Management has been reorganized to have two deputy managers. One is for front office – restaurants, beaches and fitness center and the other is for compliance, finance and budget.
- The foundation is working on verifying the voting roll. Anyone that has their unit in another name than their personal name must fill out a form to vote.
- The new workers that are coming in as H2B workers are being trained and will be working.
- The new owners of the Naples Grand is putting $120 million in fixing up the facilities and they want the water park. There are several stages that are needed to approve the water park.
- The Epique has broken ground. The community center has been put on hold.
- Owner cards that will expire in February will not expire.

Priorities of the board are the safety of everyone, that is why the buildings are having the retrofitting and the other priority is the maintenance. We spent at least three and half million. Still need to be repaired is the pool and fire boxes. Hopefully we will not need more special assessments.

Treasure Report - John Green – We have about $123,000 in operating account and $275,000 in reserves for a total of $398,000. We should end the year with about $76,000 in the operating and a little over $200,000 in reserves.
We have about $450,000 outstanding on contracts. There is insurance money from Ian for the elevators. Moving forward we are looking good.

Social Committee – the welcome gathering is in January 15 and will be catered.

Business:

Mike Stone made a motion to approve two change orders from Ellis Brothers Craig Wigley 2nd. All approved.
Craig Wigley made a motion to approve the moving of the insurance money for the elevators from the operation account to the reserves, 2nd by Mike Stone. All approved.

Homeowner comments:
Mrs. Dutchman – made statement of reasonable accommodation. Gave alternative options. Executive meeting will review the issue

Adjournment: There being no further business to discuss, the meeting adjourned at 5:15 p.m.

Respectfully submitted,
Kathleen Hatzell, LCAM
Property Manager