

## Calais Condominium Association, Inc.

Annual Members Meeting

March 19, 2025

Minutes

These are the Minutes from the Annual Members Meeting for the Calais Condominium Association, Inc., held on March 19, 2025, at 9:00 a.m. at Pelican Bay Community Center and via MS Teams online meeting.

**PRESENT:** Fifty-nine (59) members of the Association were present in person, by proxy, or by Teams conference, as well as Rich Meyer and Robert Baugher with Seacrest-Southwest Property Management.

### **CALL TO ORDER:**

Robert Baugher reported that a quorum was not established. John McClane opened the discussion at 9:20 a.m.

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 annual meeting dated March 20, 2024, were read by Robert Baugher and were approved unanimously.

**Insurance Report:** Christine Aguelera from Brown & Brown reported on Association insurance vs. unit owner insurance.

**PRESIDENT'S REPORT:** John McClane reported on the state of Calais and Pelican Bay. Restaurants are losing money. Naples Grande proposed construction in Pelican Bay. Pelican Bay member cards will be limited to four per household. Mike Stone and Craig Wigley volunteered to be appointed to the Board.

**VP Report Structural Repairs;** Doug Dausman reported on delays on H building due to county inspections. Discussion. D building 4-5 more weeks. Then F building will take about 2 months. 56 Juliette balconies are being re-leveled in 5 buildings in the future.

**TREASURER'S REPORT:** John Green reported on finances; Reserves; proposed budget. Discussion. Milestone inspection, required every 10 years, was completed in 2022. SIRS is a Reserve study done every 2 years and funding is mandatory.

John Johnson reported that a sink hole near A and H building was repaired by the county.

Jerry Grass reported for drainage committee.

**Campus Committee** Jan Johnson reported on benches, landscaping, flowers

**Social Committee** Ellen Faye reported on events. End of season party April 5. Team Reach app.

**Docs Committee** Sandy McLane reported on progress. Recommendations will go to the Board and plan to vote on at the next annual meeting. The Association attorney has provided a rough draft.

**ELECTIONS:** There were three positions open for election on the Board of Directors and two

candidates. Doug Dausman withdrew his candidacy. John McClane was re-elected by default to another two-year term on the Board. The remaining two positions will be filled by Board appointments.

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

OTHER BUSINESS: Railing painting and packages being left in lobby were discussed.

ADJOURNMENT: The meeting was unanimously adjourned at 10:30 a.m.

Respectfully submitted,

Robert A. Baugher, PCAM  
General Manager