

Calais Condominium Association, Inc.

Board of Directors Meeting

April 18, 2023

Minutes

Minutes from the Board of Directors meeting for the Calais Condominium Assn., Inc., held on April 18, 2023, at 2:30 p.m. at the Calais clubhouse, Naples, Florida, and via Zoom virtual meeting.

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

DIRECTORS ABSENT: None

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

Call to Order: A quorum being present, the meeting was called to order at 2:30 pm by Doug Dausman.

Secretary's Report/Approval of Previous Minutes: Minutes of February 28, 2023, and March 23, 2023, were approved unanimously.

Reports of Officers & Committees:

Doug Dausman

Treasurer Report: Jorge Schwarz reported on reported on Hurricane Ian insurance settlement. Restoration contractor, Jenkins, reduced their bill by approximately 50% and flood insurance covered approximately 50% of the reduced bill. (see attached). Flood insurance proceeds for unit owner damages are being processed and delivered to unit owners. Detached garage unit damages have been calculated and unit owners notified to indicate their preference of picking up a check or having a check mailed. Discussion

Landscape Committee: Mike gave a report.

Drainage Committee: Jerry Grass gave a report.

OLD BUSINESS:

NEW BUSINESS:

1. A \$2500 per unit Special Assessment for hurricane Ian damages to association property not covered by insurance was unanimous with a due date of July 1, 2023.
2. Motion to approve bridge financing from Reserves was unanimously approved.
3. Board change - Jorge Schwarz resigned from the Board. John Green was unanimously appointed and elected to the Treasurer position. Mr. Green will fill Mr. Schwarz term, ending at the 2024 annual members meeting of Calais.

Owner Participation: Broken parking bumpers. Landscaping.

ADJOURNMENT

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

Respectfully submitted,

Robert A. Baugher, PCAM
General Manager

Hurricane Ian and Spalling estimated funding and expenses

<u>Sources</u>	Amount	<u>Uses</u>	Amount
FEMA Remediation	190	Jenkins Remediation	410
FEMA Reconstruction	915	Owners Reconstruction	690
FEMA Supplementals in process	60	Dietz (Reconstruction)	95
First Spec Assess	327	Expended through 3/31/23	176
Second Spec Assess	327		
Capital Reserve	55	Estimated Landscaping	55
		Estimated Elevators	203
Capital Reserve	115	Clubhouse Renovation	175
		Elevator garage entrances	0
Capital Reserve	50	Spalling	50
Total	2039	Total	1854
		<u>Difference</u>	<u>185</u>

Notes

Lien release recorded on 4/7/23
FEMA reimbursements to affected owners
Recon. of Owners & Common property

Available funds 151
Will fund the 220 shortfall from Jenkins bill plus
other hurricane expenses

Also included irrigation & drainage work
Total is 95

Preliminary estimate to get all elevators running again.
More work maybe needed that could be
significant. FEMA may pay for some of this
expense but we don't believe it will be
significant.

FEMA paid 60 for the clubhouse reconstruction.
In addition to the repairs a Ctee is evaluating some
renovations. The result will be an improved clubhouse and
thus, merits funding from the capital reserves.
All paid by FEMA, estimated 60

Lanais cracks in midrise building, per 2022 engineering study

Additional elevators, landscaping and other expenses