

BEACH HOUSE OF PASSE A GRILLE

CONDO BOD MEETING

9/8/2025, 5:30pm

MINUTES

1. Call to order at 5:31pm
2. **Establish a quorum of the BOD:** Christy Knight, Joanne Waugh, Karen Hoppmann and Chris Iaciovoli were present. Gloria Reed, with Ameri-Tech Property Management, was also present.

Association Attendees: Grethe and Aspee Arani, Kathleen Kennedy, Susan Smith, Rick Paulson, Jeremy Ross, Steven Hodges and Betty Knight.

3. **Proof of meeting notice:** Notice was sent to all owners electronically.
4. **Reading / approval of August Minutes-** Motion by Karen, 2nd by Joanne to adopt the August minutes. Motion Passed
5. **OLD BUSINESS:**

Plumbing: The committee that was formed at the last meeting is still gathering information on bids for scoping the project. The difficulty is finding plumbers capable of inspecting commercial building pipes.

Elevator and 7th Floor Update: The 7th floor units are now waterproofed, and work is progressing on the center roof, and the 7th floor walls with WKM and McMullen. The elevator repair work began with parts being ordered. The completion date is uncertain.

Putback and Insurance Matters: The putback contract from ATI is pending due to their vacation. Chris will confirm if Unit 302 has been removed from the original contract. The Board discussed several issues: permit applications for the putback project and the final contract.

Insurance and Insurance Trustee: The board is pursuing additional funds from the flood insurance carrier for damage claims. A meeting has been scheduled with the attorney for the association and Dan Littrell from ATI to assess costs.

The Board discussed the need for an insurance trustee to manage the assessments and insurance funds, as required by the foundational documents. Ameri-Tech declined to serve as trustee and our attorney John could act as trustee, but he will charge his regular fees. The Board will follow up with John for a proposal regarding trustee services. The Board learned they currently have flood insurance funds that are being held by Ameri-Tech.

Termite service is tabled until the next regular board meeting.

Loan and Special Assessment: A loan application has been submitted to DFCU, with an expected decision on Thursday. If approved, funding could be received within 30 days. There will need to be a special assessment of the amount of \$20,000 to meet the \$700,000 loan threshold. The loan terms were explained: including 18 months of interest-only payments of \$500-\$600 per unit, with an option for a 6-month extension; followed by a 10-year loan at approximately \$800 per month. Any insurance money received would go toward the loan principal. Once approved, the exact assessment amount will be provided to all owners (based on interest rate at that time).

Board member Karin Hoppman made a motion to schedule a special assessment meeting in two weeks, Monday, March 29th. Motion seconded by Chris Iaciofoli. Motion carried.

AC contract: The meeting focused on issues with the air conditioning installation, where it was discovered that the AC units in the 0.1 stack cannot be installed without proper drywall in the air handlers closets which are pending permits for floors 2-6. Concerns were made regarding the doors to the closets not being installed properly. Rick, the POC stated there are other units where the doors will not close properly and the doors will need to be modified. He will contact the company to discuss the installation issues. Gloria will contact the AC company about the removal of the boxes and debris from the site.

6. NEW BUSINESS:

Towing Signs and City Inspection: The Board discussed the failed City of St. Pete's Fire Dept. Inspection which included issues with the fire alarm system, towing signs, elevator, etc. Rick and Gloria will work together to complete the necessary repairs and notify the Fire Dept of any items that are completed. The Board also addressed the unauthorized towing sign that has reduced the number of violators but was not approved by the Board. There is a concern that the signs may bring a code enforcement violation from the city. The Board will seek clarification from the city and wait for official notice from the city.

Water Intrusion from 701 and Breezeway elevator water: engineers are investigating the water intrusion from 701 and will determine responsibility between the association and the owner. Work is already underway to address the leaks. The board also learned that the breezeway tile removal is pending elevator repair. A vent hood replacement is expected soon to prevent water from entering the elevator shaft. In the meantime, the old vent was removed and the hole sealed.

Elevator Tile Removal: The raised tile level in the breezeway created a lip that prevented smooth access and caused water pooling problems. The city has not signed off on this project. Rick explained that removing the tile and applying a polished concrete finish would resolve both the accessibility and water drainage issues. The original concrete was not poured with enough clearance for tile installation. The Board agreed that removing the tile was necessary and Rick would follow up with the tile removal and the alternative finish.

Approval of Rental Application: Unit 402 Motion by Joann, 2nd by Christy to approve the long-term application for this unit.

Robert's Rules of Order continued

Appointment of Secretary: continued until Next meeting: Joann and Karin will be asked to be Secretary.

Appointment of Treasurer: Chris was asked to be the Treasurer. He will review the duties of the Treasurer and let the Board know.

OPEN DISCUSSION.

Adjournment: 7:14 pm

Minutes Prepared by Gloria Reed, Property Manager.