

BEACH HOUSE OF PASSE A GRILLE

CONDO BOD MEETING

8/11/2025, 5:30pm

MINUTES

Agenda

1. Call to order at 5:43pm
2. **Establish a quorum of the BOD:** Christy Knight, Joanne Waugh, Greg Davis and Karen Hoppmann. Chris Iacofoli was not present. Gloria Reed, with Ameri-Tech Property Management, was also present.

Association Attendees: Tom Sullivan, Grethe Arani, Kathleen Kennedy, Susan Smith, Rick Paulson, Dave Ellsworth, Steven Hodges, Tammy Dosch, Mary Ann Littrell.
3. **Proof of meeting notice:** notice was sent to all owners electronically.
4. **Reading / approval of July-** Motion by Greg, 2nd by Karen to adopt the July minutes. Motion Passed

5. **OLD BUSINESS:**

Resolution for Rick as onsite POC: Motion by Karen to adopt the resolution that had been amended; 2nd by Joanne; to authorize Rick Paulson to review and approve any repair work not requiring a bid. Motion Passed. Resolution attached.

Update on Construction: Ongoing roof repairs were discussed and the resumption of air conditioning unit installations. Possible leaks in the building were due to the roof not being completed.

Parking: Continued due to ongoing construction

Elevator: The elevator is out of service due to the intrusion of rain and water damage. Rick will place a sign on the elevator saying out of order. There has not been a final inspection by the County due to the problem with the tile in the elevators. Gloria will follow up with the elevator maintenance company and provide information to the Board.

6. **NEW BUSINESS:**

Plumbing: There continues to be leaks from 301 down. This appears to be from cracked ground water pipes. A committee was formed to investigate and assess the plumbing issues. Members of the committee are Karen, Rick and Gloria.

Loan application: Greg has taken the lead in working with the local credit union for approval of a loan or a line of credit. A question has come up about the SIRS Phase 1 Report and if Phase 2 is required. The credit union has discussed the required amount of \$700,000. We have raised \$600,000. The Board will continue to obtain information and clarification.

Assessment: Passed and payments are due September 1, 2025.

Put-Back Contract Signing Decision: The Board agreed to move forward by signing the contract with Christy noting that if the loan application is unsuccessful, the work will need to be funded through an assessment.

Access to Meeting Portal: Christy does not have access to the team's account due to her job elimination. She instructed everyone to decline the recurring Monday meeting invite. Gloria will send out updated meeting invitations and agendas each month. Christy also provided guidance on accessing and using the Ameri-Tech portal, emphasizing the importance of selecting "Beach House of Pass a grill" as the association.

Termite Inspection Report: The termite inspection recently completed did not find evidence of termites. Greg confirmed a consistent infestation in Unit 704 during swarming season. Gloria will request another inspection with Greg and the Naturzone inspector to view the 7th floor and report back. The quote will be discussed at the next meeting.

Cable Contract: The Board renewed the cable contract with Spectrum which now includes internet and WIFI at no additional cost, with a 4% annual increase over five years.

Open Discussion:

Next Meeting: 2nd Monday of each month.

Meeting adjourned at 7:21pm.

Minutes Prepared By: Gloria Reed, LCAM