BEACH HOUSE OF PASS-A-GRILLE CONDO ASSOCIATION, INC
BOARD OF DIRECTOR'S MINUTES

DATE/TIME: Tuesday, May 11, 2026, at 5:30pm.
Location: ZOOM

Meeting called to Order at 5:30pm

Quorum of the Board: President Karin Hoppmann, Treasurer, Chris Iaciofoli, and Rick Paulson, Director.

Owners Present: Unit 203, Unit 301, Unit 304, Unit 504, Unit 402, Unit 404, Unit 601, Unit 603, and Unit 701.

Proof of Meeting Notice: Sent out by email and posted on site.

Adoption of Minutes from 3-10-26 and 4-13-26: A motion was made by Karin Hoppmann, President to approve the minutes of the 3-10-26 and 4-13-26. The motion was seconded by Chris Iaciofoli, Secretary-Treasurer. Motion carried with all board members voting yes.

Reports:

Loan Update: Chris reported that the drawn amount is $433,846.63 and that the bank has agreed to allow twice-monthly payments.

Committee Reports:

1st Floor Restoration report was given by Board member Rick Paulson; Framing, plumbing and electrical work is being worked on with a goal to complete the project by the end of June. The total cost of the project is $123,000 and the contractor has been paid $60,000.

The Board approved a motion allowing Rick to handle all change orders for up to 10% of the contract without board approval, with larger changes requiring board notification.

Landscape Report: Owner Kathy Kennedy, head of the committee reported that the front yard and West Boulevard areas were 70% complete, with irrigation, planting, mulch, and shell installation finished. There have been some irrigation challenges in a corner area and have agreed with the vendor to hold back $1000 from the irrigation contractor's payment until that work is completed. Several of the palm trees need to be trimmed and there are wasps in them. Gloria will get bids for trimming not cutting down and wasp removal.

Parking Lot Report: Owner Steven Hodges, head of the committee, reported they had requested five quotes for the repaving on the parking lot but only received three. (Those were sent to all the owners prior to this meeting). The committee will continue to research on parking space assignments, including checking with the city and previous board members. They will prepare recommendations for accurate stall numbering and assignments.

As a follow-up to this presentation the board discussed parking assignments, revealing that the current parking plan posted on the website is several years old with no clear documentation of original assignments in foundational documents. Karin explained that while the plat shows a specific assignment, these are not legally attached to units and there are not records of how or when spaces were originally assigned. The Board also identified several issues including duplicate spots for some units and unclear markings on the 5th Street side.

Old Business:

Update to 7th Floor balcony railing/Soliciting bids: The board President discussed ongoing work on balcony railing, with WKM contracted to replace railing on the 7th floor but facing long lead times for materials. Karin emphasized the need to coordinate with residents in Units 701 and 704 to ensure safety during the repair process. Prescott offered to solicit bids for emergency work, though unit 701 residents indicated they might handle the work themselves. The Board will discuss provisions with them.

Update to Association counsel: The Board discussed updates on legal counsel confirming they will remain with John Cavalieri LLC, after the departure of a partner.

Update of Pet Notifications: There have only been three responses from the pet notifications sent out to the owners.

Elevator Update: Continued

New Business:

The Board addressed a question about lightning rod systems on the roof. Karin explained that the system was not present when the new roof was installed and Prescott will evaluate whether it is necessary or recommended based on city codes.

Unit 402 Lease: The Board approved the lease for Unit 402 after receiving all necessary documents. They also approved the ARC request for the same unit.

Board Reimbursement to Unit 301: (Karin Hoppmann and Samuel Salario) The President excused herself and left the zoom meeting while this was discussed by the Board.

Karin had requested reimbursement of $24,400 for putback work in her unit; including $2500 for a disintegrated waste pipe and $19,900 for drywall replacement. Board member Rick presented an analysis of the cost, explaining his methodology for calculating the prorated costs based on ATI's general project cost and unit-specific charges. He determined that the request amount of $19.900 was reasonable. This was only for association-responsible work, separate from additional costs Karen paid directly to ATL.

There was a motion made by Chris to reimburse the owners of Unit 301, for associations responsible repairs, in the amount of $24,400. Second, by Rick. Motion passed.

After the vote, President Karin Hoppmann returned to the meeting.

Scuppers Installation to each floor/ Flood Gates to the doorways leading to the roof:
The Board discussed installing scuppers to address water intrusion issues in the elevator shaft and on the balconies, with Rick presenting a $11,500 proposal from Hayward. Rick explained that water enters through the doorways on the 6th floor and affects the 7th floor balcony, potentially damaging the elevator cab. The Board considered deciding, but Board member Chris had to leave the meeting, thereby no quorum for the vote.

The Board discussed moving forward with scupper repairs as a priority step, with Rick suggesting an emergency meeting due to the approaching rainy season. This was continued and will be reset.

The posting of contracts to the website: Prescott Engineering contract and WKM estimates, including the balcony railing change order needs to be posted to the website for owners to see the costs involved.

Open Discussion: Parking Spaces and Assignments.

Adjournment: 6:53pm.

Minutes Prepared by Gloria Reed, Property Manager