

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

DATE/TIME: Tuesday, April 13, 2026, at 5:30pm.

Location: ZOOM/6415 1st Ave. South, St. Petersburg, Fl 33707

Meeting called to Order at 530pm

Quorum of the Board: President Karin Hoppmann, Treasurer, Chris Iaciovoli, and Rick Paulson, Director. John Cavaliere, Association Counsel and Gloria Reed, Property Manager, were also present.

Owners Present: Unit 401, Unit 203, Unit 602, Unit 603, Unit 504, Unit 601 and Unit 701.

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

Adoption of Minutes of Previous Meeting: Continued to the next Board Meeting

Reports:

Loan Payment Discussion: Presenter; John Cavalier, Association Counsel

John started by explaining the legal implications of loan payment for individual unit owners. Unit owners can technically prepay their assessed share to the association, but this does not release them from future liability if the association defaults on the loan. The bank maintains a security interest across all units, not individual units. If the association defaults, the bank can assess all units regardless of individual prepayment. Group prepayments could reduce the principal and be re-amortized, but this would not release individual units from the bank's security interest. Unit owners selling their property should consult their own real estate attorney regarding prepayment arrangements and disclosure requirements.

Loan Status Report: Presenter: Chris Iaciovoli, Secretary-Treasurer

As of March 31, 2026: \$360,218 has been drawn on the loan. \$28,000 currently in DFCU checking account from assessments. Outstanding items to be drawn: first floor restorations, landscaping, parking lot repairs, elevator tile work and 7th floor repairs. Any excess funds in the account will be applied to the principal when the loan converts from construction to permanent financing.

Elevator Tile Repair update: Presenter: Rick Paulson, Vice President

The Tile removal was completed on Friday, the 11th on all floors. The Schluter trim installation is scheduled for April 14th, and this will address the 3/8 inch lip issue. Total Cost: \$2400 (\$350 per floor for 7 floors) this is necessary to obtain final elevator permit. The elevator may need to be placed in attendant mode during the installation of the tile. Rick will inquire with Hayward contractors about water intrusion impact from modified slope of the elevator.

Rick also discussed building drainage and Scupper with Hayward Contractors: Current issues are existing weep holes being inadequate, some weep holes have been capped (east side entrance were capped during ceiling work).

Manual shutters for the 7th floor to prevent wind driven rain would cost an estimated \$45,000 for all floors.

Landscape Committee Report: Presenter/Owner Kathy Kennedy, head of the committee, presented information stating the irrigation permit has been approved by the city. The landscaping permit is pending (they require a hold harmless form and landscape design to be recorded with the City of St. Petersburg). The permit is expected to be approved once recording is complete. The current landscaping contract terminates effective April 2026.

First Floor Recreation Room Restoration: Presenter Rick Paulson

The base contract has been submitted per insurance adjuster requirements. A change order is being prepared to modify the scope, and a deposit has been paid to Contractor Hayward. This project includes storage units and doors between rooms. This will be an upgrade beyond basic put-back.

Parking Lot Restoration Committee Formation: President Karin moved to appoint a Parking Lot committee who will assess the parking lot condition and plan needed repairs. The motion was seconded by Chris and approved by consensus. This will be funded through the loan. Board Liaison will be Rick Paulson; other committee members appointed: Joann Waugh, Steven Hodges and Jill Hodges.

7th Floor Maintenance Repairs: Presenter: Karin Hoppmann

The engineering reports from September 2025 and March 2026 identifies three categories of work ("Buckets"). (a) Railing Replacements -Units 701 and 704 (Association Responsibility) (b) Wall Corner Completion at 704 (Association Responsibility) and (c) Unit 701 Balcony Repairs (Unit Owner Responsibility). The Board has requested a breakdown from WKM contractors for each bucket. The Association will proceed immediately with Buckets 1 and

2(railing and 704 corner) Bucket 3 will be handled separately and may require a separate contract and bidding.

Transparency Actions: September 2025 and March 2026 engineering reports will be placed on the web site; scope of work documents will also to be posted for all members to review.

Elevator Maintenance: Recent Elevator issues: Dust from tile work affecting elevator operation and health; staff residents continue to hold elevator doors open, triggering alarms, trip hazard with new tile transitions.

Actions to be Taken Regarding the Elevator: Rick will coordinate with Hayward contractors to minimize dust during tile work and to verify the leveling of the tile, Gloria will work with Kings III (Monitoring service that contacts designated people when someone is stuck in the elevator), to update the emergency contact list, add Rightway as the first emergency contact, contact vendors about holding the elevator door open and post signs regarding the holding of the elevator doors open.

Old Business: Update Board regarding pets, continued. The CCNR allows only one dog or cat per homeowner, with no other animals permitted.

New Business:

Board Officer Positions Ratification: A technical correction is needed to comply with foundational documents requiring specific officer positions. Karin moved to ratify the following officer positions: President: Karin Hoppmann. Vice-President: Rick Paulson and Secretary-Treasurer: Chris Iacifoli

Board Exhortation Regarding Civil Communication: The Board formally request that all association members: maintain civil discourse in all communications; refrain from personal attacks and profanity, treat contractors, property management staff, board members and neighbors with professionalism and respect; and remember that email communications become a part of the official association records.

Member Comments: One owner thanked the Board for their actions.

Adjournment: 7:05pm.

Minutes Prepared by Gloria Reed, Property Manager

