

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

DATE/TIME: Tuesday, March 10, 2026, at 6:00pm.

Location: ZOOM

Meeting called to Order at 6:06pm

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

Owners Present: Unit 203, Unit 301, Unit 504, Unit 402, Unit 404, Unit 601, Unit 704 and Unit 701.

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

Adoption of Minutes of Previous Meeting: The Board agreed by Motion from Chris Iacofoli to approve the minutes as modified (removing Greg Davis name from all of the DFCU documents) from the 2-9-2026 minutes. Seconded by Karin Hoppmann. Motion carried.

Reports:

Recreation Room Renovation update: Board Member Richard Paulson provided updates regarding the recreation room renovation and insurance claims. Even though the Board had previously voted to move forward with the Hayward Home Remodeling company, progress is delayed due to an ongoing insurance claim process that could yield an additional \$35,000 to the association. The insurance attorney and the adjuster are working to submit a scope of work to the insurance carrier, which requires a signed contract with a contractor, in this case, with Hayward. The Board is waiting to see if the insurance claim process will be successful before proceeding with the renovation work

Elevator Safety System Issues: Recent Elevator issues involved the system shut down and trapping people inside. This has caused costly repairs for the association. Paulson stated the new elevator's safety features causes it to be faulty when doors are held open for extended periods, typically 1-2 minutes. This is due to the safety timeout mechanisms and nudge features designed to prevent damage. There are two workarounds: using an attendant mode key or holding the door open button continuously, warning that continued improper use could result in the fire department shutting down the elevator system.

The Board discussed ongoing elevator issues with Rightway, suggesting posting permanent instructions inside the elevator and implementing better enforcement of construction notification requirements. Elevator Pads have already been purchased and are being stored in the laundry room.

A motion was made by Karin Hoppmann, 2nd by Chris Iacofoli, to approve the quote from Haywood to complete the ADA compliance issue with the elevator thresholds using Schluter edging at a cost of \$2450.00. Motion carried.

Landscape Committee Report: Owner Kathy Kennedy, head of the committee presented information regarding their recommendation for the Board to approve a \$17, 300 landscaping quote from Hound Dog Landscaping and Step-by-Step (irrigation company). This project will install Florida native plants, pending permit approval for easements. The Board discussed the maintenance cost for the new plants and Kathy stated she would contact the company about a maintenance contract. The current landscape company will be sent a termination of services letter.

Old Business: Board Member Chris Iacofoli explained the process of having invoices paid by the bank; including the amount paid to date and remaining work to be done. There is no available information about the prepayment of the loan. The ATI project is complete.

New Business: President Karin Hoppmann reported the 7th floor scope of work is complete and Units 701 and 704 have ongoing work that will be done to the roof to ensure the 7th floor remains watertight. The McMullen Roofing company completed the roof with a guarantee, and some garage stucco repairs have been identified and will be completed.

The Board clarified pet policies, noting that the CCNR allows only one dog or cat per homeowner, with no other animals permitted. A process will be created so homeowners can notify the board/management about their pets.

Adjournment: 6:54pm.

Minutes Prepared by Gloria Reed, Property Manager