

Meeting summary for BOD meeting 7.22.25 (07/22/2025)

Quick recap

The board reviewed multiple ongoing construction and renovation projects across the community center, including material alterations, walkway installations, and electrical/plumbing repairs. Several key decisions were made regarding the Recreation Center's kitchen renovation, floor refinishing project, and various maintenance improvements, with specific attention to budget constraints and contractor selections. The board also addressed facility safety concerns, discussed landscaping committee challenges, and explored solutions for boat ramp improvements while considering various maintenance and operational issues.

Next steps

- John: Contact mechanical engineer to assess and provide recommendations for air conditioner vibration issues and dryer venting problems
- Don: Send out email regarding appropriate behavior towards maintenance staff
- John: Follow up with TKE regarding completion of punch list items for elevator maintenance
- Don: Publish new email guidance about proper air conditioning drain line cleaning solutions
- Don: Get a final quote from Than Myers Inc. for kitchen cabinet installation
- Beautification Committee: Need new leader to organize meetings and create formal proposals for landscaping improvements
- Maintenance Team: Schedule coordination with boat owners to temporarily move boats for cleaning and remarking of boat parking spaces
- John: Contact city authorities to inquire about mosquito fogging services for the property
- Don: Wait for Troy to confirm available dye colors for floor polishing project
- John: Check with lawn service company about grass cutting height and potential mosquito control options

Summary

Project Updates and Repairs Approved

The board discusses several ongoing projects and approves four material alterations for individual units. They review the completion of the concrete walkway to the picnic area and dock pier and provide updates on the delayed start of the concrete walkway to the Rec Center and South Pool. The board also discusses the concrete pad by the car wash, the completion of the truss strap coverup project, and the American Customs two-story

balcony repairs. John reports on unexpected issues with balcony repairs and a cost-saving measure for ceiling work. The board briefly touches on the Recreation Center modernization project.

Building Renovation for Safety Compliance

The electrical system in the recreation center is being completely redone due to safety concerns and code violations. An electrical company will replace the old wiring, which was improperly installed and posed a fire hazard. The plumbing is also being repaired, with faulty faucets being replaced and unnecessary water lines removed. Additionally, the concrete walls are being sealed to prevent water penetration, and new drywall will be installed. A volunteer from the community has offered to paint the interior once the repairs are complete.

Recreation Center Floor Refinishing Plan

The group discusses plans for refinishing the floor of the recreation center. They have decided to use a polished concrete finish, which is durable, low-maintenance, and attractive. They have chosen a contractor named Red Eye Concrete to do the work for \$6.50 per square foot. The group is considering three color options: Beach, Medium Brown, and Royal Blue. They are waiting to confirm which colors are available before making a final decision. The board approves moving forward with the project once the color is selected. The work will require temporarily relocating items from the rec center and may impact the use of some facilities. New baseboards will be installed after the flooring is complete, with some volunteers offering to do this work for free.

Recreation Center Kitchen Renovation Update

Don provides an update on the kitchen renovation project for the Recreation Center. He explains that the original cabinets were in extremely poor condition and have been demolished. After obtaining bids from various suppliers, including Lowe's, cabinets.com, 3-2-1 Cabinets, and Myers Incorporated, Don reveals that the project has a budget of approximately \$24,000, which includes \$13,000 from reserves, over \$4,000 in fee income, and \$7,000-\$8,000 in owner donations. While this budget will cover essential renovations like fixing the floor, kitchen, and flaws, some desired improvements such as replacing the popcorn ceiling and upgrading lighting may need to be postponed due to budget constraints.

Rec Center Kitchen Renovation Plan

Don discusses the kitchen renovation project for the Rec Center. He reports that Than, the contractor, is expected to provide an estimate of around \$12,000 for cabinets, countertops, and installation. Than recommends using quartz for the countertops, which is currently cheaper than granite. The group discusses the pros and cons of quartz versus granite, with quartz being more durable but sensitive to heat. They also consider cabinet colors and the overall design. Don believes Than's offer is the best value and mentions his local reputation. The project timeline, ceiling renovation, and ventilation options are also discussed. A board member advises against using volunteer labor for installation, preferring professional work for quality and liability reasons.

Community Center Safety and Repairs

The board discusses several projects and financial matters related to the community center. They approve using operational funds for safety-related repairs in the center, such as electrical and plumbing issues, as they would for any other building on campus. The board also reviews ongoing projects, including adding electrical receptacles and improving lighting in the boat area, as well as cleaning and remarking boat parking spaces. Lastly, they mention seeking a mechanical engineer's advice to address persistent air conditioner vibration and noise issues in the 5-story building.

Roof Ventilation Code Compliance Issues

The board discusses issues with air conditioners and dryer vents on the roofs of the 5-story buildings. They explain that new code requirements have led to taller air conditioner stands, which are now more firmly attached to the roof trusses, causing increased noise transmission. For the dryer vents, they are experiencing problems with airflow in the new code-compliant vent covers. The board is seeking advice from a mechanical engineer on both issues and considering various solutions, including electrical or solar-powered vents for the dryers, though each option presents its own challenges.

AC Drain Maintenance Protocol Update

The board discusses the issue of clogged air conditioning drain lines in the building. They plan to update their guidance on cleaning solutions, recommending against bleach and vinegar, and instead suggesting specialized products like New Line. The maintenance schedule for cleaning shared drain lines will be increased to twice a year, while individual owners are advised to clean their personal lines every three months using a wet vacuum and appropriate cleaning solution. Don emphasizes the importance of proper maintenance to prevent backups and damage to air conditioning units.

Beautification Committee Leadership Transition

The Beautification Committee is facing challenges due to state law requirements for formal committees, including posting of meetings and sharing minutes. The previous committee leader stepped down, and a new leader and secretary are needed. There is confusion about the committee's responsibilities and the process for making landscaping decisions. The board emphasizes the need for oversight, review, and approval for all community actions, including replacing dead bushes. The committee needs to develop a plan and strategy for landscaping improvements, particularly for replacing missing bushes along Banana River Drive, which may require board approval and volunteer efforts.

Boat Ramp Entrance Improvement Plan

The board discusses improving the boat ramp entrance to facilitate easier boat launching. They consider widening the entrance by about two feet on the left side to allow for a more gradual turn, without touching the water to avoid permit issues. Alternative suggestions include smoothing out the retaining wall and placing rocks

in the water alongside the ramp. The board is still gathering quotes and exploring options, aiming for a minor, cost-effective solution to help owners who struggle with launching their boats.

Board Discusses Infrastructure and Mosquito Control

The board discusses several issues, including the extreme heat and the need for workers to stay hydrated. They address concerns about the TKE contract and elevator failures, and debate how to handle a mosquito problem. The group considers various options for mosquito control, including contacting the city for fogging services. They also discuss the need to repair three garages, which is estimated to cost around \$500,000, and how to fund this project without imposing an assessment on residents. The meeting concludes with a reminder to eliminate standing water to reduce mosquito breeding and a motion to adjourn.

Disposition of Motions presented during the meeting

	Motion	Status
1.	4 Alteration Requests for Units	Approved
2.	Red Eye Concrete to refinish the rec center floors	Approved
3.	Use operational funds for rec center electrical and plumbing safety issues	Approved
4.		