

SHIPYARD CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
109 Front Street, Lobby, Key West, FL 33040
Via Zoom
September 19, 2022

1. CALL TO ORDER

President Phil Babuder called the Board of Directors meeting to order at 4:00 p.m.

2. DETERMINATION OF QUORUM

President Phil Babuder, Vice President Craig Tellerd, Secretary Jack Agnew, Treasurer Charles Morrow-Jones, and Director Glenn Krauss were present via Zoom. A quorum was achieved. Operations Director Sterling Christian, Community Association Manager Reneé Tompkins, and Phil Wilson were present on behalf of Management.

3. PROOF OF NOTICE

Proof of meeting notice was provided by an affidavit signed by Community Association Manager Reneé Tompkins

4. MINUTES OF THE PREVIOUS MEETING

President Phil Babuder asked for a motion to approve the July 25, 2022, Board of Directors Meeting minutes. Secretary Jack Agnew moved to approve, and Director Craig Tellerd seconded. The motion was approved unanimously.

5. REPORTS OF OFFICERS AND COMMITTEES

Treasurer Charles Morrow-Jones noted that the financials look good.

As Landscape Committee Chair Steve Pascavitch was unable to attend the meeting, President Phil Babuder reported that the Southard Street landscaping project would be starting next week.

Regarding the pool resurfacing project, President Phil Babuder noted that unfortunately the rain has affected the schedule and the reopening of the pool has been delayed. Owners will be kept informed.

6. UNFINISHED BUSINESS

Vice President Craig Tellerd reported that only about 83 people had responded to the Hurricane Protection Survey that had been emailed to owners. He would like the survey to be sent out again in hopes of getting more responses. The benefits of having impact windows and doors far outweighs the cost and those bullet points are highlighted in the survey, not the least of which is the 20% savings to the Association for wind insurance. Craig will be meeting with the Association's insurance agent to get a more definitive cost savings.

The Board discussed the Security reimbursement arrangement with TAMPOA, which is currently \$150,000. Vice President Craig Tellerd said that the Board needs to find a way to cut the budget and various options were discussed, including having owners do their own temporary parking passes for guests and renters; having CAC staff take over some of the daytime duties that

Security currently handles such as pool issues (glass, noise) and parking violations; possibly hiring a security company to patrol Shipyard at night; installing cameras throughout the community as a deterrent, which other associations have done with good success. The Board will continue to discuss the options and get more information and quotes on installing cameras.

7. NEW BUSINESS

President Phil Babuder asked the Board of Directors to vote to reimburse TAMPOA 40.58% of the expenses, primarily for legal, submitted by TAMPOA for Hotwire which totals \$4765.75. Vice President Craig Tellerd moved to reimburse TAMPOA the \$4765.75, primarily for legal expenses submitted for Hotwire. Treasurer Charles Morrow-Jones seconded. The motion passed unanimously.

Treasurer Charles Morrow-Jones asked if the Board had received any other insurance quotes. President Phil Babuder mentioned that he would be meeting with the current insurance broker, Richard Rodriguez, and then will work on getting other quotes.

8. ASSOCIATION MEMBER INPUT

Owner Ana-Maria Tudela brought up issues with parking and Security personnel, who seem to just sit in the guard house on their phones and not patrolling on bikes like they are supposed to. She had to call the police when she found drug paraphernalia by her condominium because Security didn't help her. She questioned who is in charge of Security, as they don't seem to be trained well. President Phil Babuder said he would be meeting with Mike Henriquez, the new property manager for Castle Group who has taken over managing TAMPOA and will discuss the issue with him and what can be done.

An owner asked if Ring doorbells were allowed. Operations Director Sterling Christian said that they would need to submit the request to the Board who would review it and give an answer quickly.

Owner Steve Wehr said he had installed impact windows and doors eight years ago, but still had to pay more for his insurance because the inspector told him the roof tie downs were not to code. Vice President Craig Tellerd mentioned that the roofs have been redone since then and brought up to code. He had an engineer inspect his units and his insurance had been rebated. He said he would give Steve the name of the engineer.

The date of the next Board of Directors meeting was set for Monday, November 7 at 1:00 p.m. to discuss the 2023 budget.

9. ADJOURNMENT

President Phil Babuder asked for a motion to adjourn the meeting. Secretary Jack Agnew made the motion. Charles Morrow-Jones seconded. The motion was approved unanimously. The meeting was adjourned at 5:16 p.m.

Respectfully submitted,

Reneé Tompkins
Community Association Manager