

SHIPYARD CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
109 Front Street, Lobby, Key West, FL 33040
Via Zoom
October 17, 2022

1. CALL TO ORDER

President Phil Babuder called the Board of Directors meeting to order at 2:00 p.m.

2. DETERMINATION OF QUORUM

President Phil Babuder, Vice President Craig Tellerd, Treasurer Charles Morrow-Jones, and Director Glenn Krauss were present via Zoom. A quorum was achieved. Community Association Manager René 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 René Tompkins

4. MINUTES OF THE PREVIOUS MEETING

President Phil Babuder asked for a motion to approve the September 19, 2022, Board of Directors Meeting minutes. Vice President Craig Tellerd moved to approve, and Treasurer Charles Morrow-Jones seconded. The motion was approved unanimously.

5. REPORTS OF OFFICERS AND COMMITTEES

None were presented.

6. UNFINISHED BUSINESS

One of the main reasons for today's meeting was to discuss Security, which is an expensive part of the budget and to discuss options to reduce that expense. Vice President Craig Tellerd reported on the TAMPOA Security Committee meeting which he attended. Craig reported that TAMPOA is adamant about keeping two guards at all times per shift, which would include Rijkaard Multy, who is now acting as a property manager for Castle Group as well as being Security Manager. The Committee also discussed what name to use for the guards. If they use the name "Security," sales tax needs to be paid to the state. Currently, Shipyard reimburses TAMPOA \$150,000 per year for their share of the security expenses. That amount will go up by 7.5% when sales tax is added. The budget is already extraordinarily high due to insurance issues as well as facing high increases due to Hurricane Ian. And Security reimbursement has gone up 30% since about 20 years ago. Craig stated that the goal is to get that number down.

The Board discussed options to reach that goal, including having owners issue their own parking passes for guests, something that they used to do previously. That would reduce the expense of having to pay for one guard to stay in guardhouse at all times in half (\$75,000). The option to pay \$75,000 to TAMPOA was proposed to them, and they told Craig it is still under advisement. Another option discussed is having CAC personnel cover any non-emergency issues that may come up during the day, such as parking violations, pool noise, and opening the pool. In researching an option for nighttime coverage, Craig contacted Paradise Protection, who handles

other associations in Key West, to see if they would provide a bid to patrol the property periodically and to be on call for any non-emergency incidents, such as loud music, jumping the pool fence and to close the pool at dusk. Their proposal came in at \$38,000 a year. This would leave room in the budget to purchase security cameras, which would add another level of security to the property and are a strong deterrent. The Board would draw up a detailed checklist of what is expected from security for the security company, who agreed to follow that checklist.

After a brief discussion, Vice President Craig Tellerd made a motion to either use \$75,000 to reimburse TAMPOA for Security or use up to \$75,000 to hire an outside security firm and supplement that with security cameras. Treasurer Charles Morrow-Jones seconded. The motion passed unanimously.

The Board of Directors discussed the installation of impact windows and doors and the savings it would provide if all owners had them installed. For example, if one building is completely protected, it can lower insurance costs by 20-25%, as well as increasing the resale value, reducing noise inside the unit, and increased security. Currently, the budget for windstorm insurance is \$800,000. If impact windows and doors were mandated for all owners, the savings to the Association would be over \$160,000 per year, which added to the reduced security budget would be over \$250,000 in savings. Vice President Craig Tellerd made the motion to ask the Association's attorney to draw up the language and advise the Board of Directors what the procedures would be to change the Shipyard Rules and Regulations to require the installation of impact windows and doors. Treasurer Charles Morrow-Jones seconded. The motion passed unanimously.

The next Board of Directors meeting will be the Budget Meeting on Monday, November 7 at 1:00 p.m.

7. NEW BUSINESS

None was presented.

8. ASSOCIATION MEMBER INPUT

None was presented.

9. ADJOURNMENT

President Phil Babuder moved to adjourn the meeting. Treasurer Charles Morrow-Jones seconded. The motion was approved unanimously. The meeting was adjourned at 3:20 p.m.

Respectfully submitted,

Reneé Tompkins
Community Association Manager