

SHIPYARD CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEETING
Via Zoom
January 27, 2023

1. CALL TO ORDER

President Phil Babuder called the meeting to order at 10:00 a.m.

2. DETERMINATION OF QUORUM

With the total combined members present via Zoom and the members represented by proxy, a quorum was achieved. Operations Director Sterling Christian, Community Association Manager Renee Tompkins, Laurie McChesney, and Jose Wenzel were present on behalf of Management via Zoom.

3. PROOF OF NOTICE OF MEETING

Proof of meeting notice was provided by affidavit signed by Community Association Manager Renee Tompkins.

4. MINUTES OF PREVIOUS MEETING

Vice President Craig Tellerd made a motion to approve the January 28, 2022, annual meeting minutes. Director Glenn Krauss seconded. The motion was approved unanimously.

5. PRESIDENT'S REPORT

President Phil Babuder reported on the different projects that were completed in 2022:

1. Hotwire installation was completed.
2. 2022 tenting was completed for Units: #151, #152, #153, #154, #155, #251, #252, #253, #254, and #255. Units: #188, #189, #190, #191, #192, #288, #289, #290, #291 and #292.
3. 2023 Tenting schedule includes:
Southard Street Units: #106-01, #106-02, #106-03, #106-04, #106-05, #106-06, #106-07, #106-08, and #106-09. 620 Thomas Street Units: #196, #197, #198, #199, #296, #297, #298, and #299. Hammerhead will be tenting those buildings July 10-13, 2023
The yearly walk around/inspection will determine which two buildings will be scheduled for tenting in 2024.
4. The landscaping on Southard looks great.
5. The pool deck resurfacing looks really good. The new fencing and walkway to keep people from tracking dirt into the pool area looks very nice. Thank you to the Pool Committee for their input and assistance.
6. TAMPOA hired Castle Management as their new management company, as did Foundry and Mills Place. Shipyard, Harbour Place, and Porter Court remained with CAC.
7. Phil showed the new contact list for CAC, which was emailed to all owners on January 25. He reminded everyone to reach out to CAC or the website with any questions or concerns. (www.cackw.com)

The changes that have happened in 2023 thus far:

1. Sterling and Connie Christian retired from CAC on January 1, 2023, and the new owners are Phil Wilson and Laurie McChesney from Preferred Properties. Sterling will continue to work as a consultant and offer assistance for a while. Secretary Jack Agnew noted that the Shipyard Board would like to make a \$500 donation to the SPCA in Sterling and Connie's name, as they have had a long history of volunteerism and leadership with the

SPCA and were very instrumental in the establishment of its beautiful new building on Stock Island. Sterling thanked the Board for the very thoughtful gift.

2. Community Association Manager Renee Tompkins is moving to North Carolina in the middle of February and will continue working for CAC remotely. Matthew Greenblatt and Danny Franco will continue to be the local CAC team.
3. As a cost-saving measure, Shipyard changed their security from TAMPOA to Courtesy Services of Florida LLC. This saved \$75,000 off the budget for 2023. Instead of having the security guards write the parking permits, owners and property managers are now responsible for filling them out and giving them to the guests.
4. Towing will be coordinated by the CAC management team. Owners are not to call the towing company.
5. With the savings generated by the move from TAMPOA security, the Board is looking into buying additional security cameras, in addition to getting tracking software that will ensure the guards are making their rounds as per Shipyard's contract with them.
6. Phil also shared the security report received from Courtesy Services, which they send monthly. James and Doug, the security personnel, work closely with Renee, Danny, and Matthew, and communication has been flowing smoothly.

6. YEAR 2022 FINANCIAL REPORT

Vice President Craig Tellerd gave the Treasurer's report in Charles Morrow-Jones' absence. He reported that the budget had to be revised due to the insurance increase, but Shipyard is staying within the revised budget. Security was reduced from \$150,000 to \$53,000, so there is more money in the budget for other security features such as cameras. Wind insurance is a large part of the budget, at \$803,000. The Board is trying to reduce that number by having impact windows and doors installed throughout the Shipyard community.

President Phil Babuder shared a chart showing the potential savings and benefits of impact windows. Using his situation as an example, his savings comes to approximately \$1274 per year. Additionally, impact windows are more secure than regular windows; it is quieter inside your home from outside noise; you get peace of mind as you only need a flip of a lock to secure them instead of needing to have someone come to your house and install shutters; and light comes into your home during a storm unlike plywood or storm shutters.

Vice President Craig Tellerd, with the Board, has been working with Shipyard's legal counsel to come up with a way to revise the rules and regulations to require impact windows and doors. The attorney has said that it is possible to allow the Board to manage the project. A projected 20% discount will come when each building is at 100% compliance. If an owner already has done the work, they would not be assessed. Craig suggested that owners do it themselves now and not wait until it is possibly mandated, as it takes very long to schedule the installation. He would like to get our insurance agent and a window/door installer here for a meeting to answer any questions owners might have.

7. UNFINISHED BUSINESS

President Phil Babuder asked for reports from the various Shipyard committees.

Secretary Jack Agnew, Social Committee, reported that the social was a great success. About 80 people showed up, the largest gathering to date. They went over budget by around \$131, and some generous people will be making that up. Jack mentioned that the presidents of Harbour Place and Porter Court were invited, and Harbour Place President Vince Melendy did attend. Porter Court President Al Montgomery was out of town and regrettably had to decline. The social was a great opportunity to meet the colleagues from Preferred Properties, and Jack

thanked them for their assistance with the party. He also thanked Bill and Jean Dehning for all their help.

Chris Sprague, Chair of the Pool Committee, thanked whoever signed off on the mulch which has helped reduce the chicken problem. She also noted that the chlorine level is much better. She hopes to have a meeting of the Pool Committee in March.

Steve Pascavitch, Chair of the Landscape Committee, noted that the Southard Street project was a little costly, but it was important to do it, as it has really improved the appearance. He is working to get as many projects done this year. He thanked everyone who has supported the projects. Shipyard is looking very nice now.

President Phil Babuder thanked all the committee members and the board members for their time and energy.

8. NEW BUSINESS

Charles Morrow-Jones is stepping down from the Board of Directors due to family issues, which leaves an open seat on the Board. An email will be sent to the ownership to submit their bios by February 10 if interested in joining the Board. The Board will then have a meeting to review the submissions and vote for the new member. President Phil Babuder thanked Charles for his many years of service as Board Treasurer.

The 2023 Board of Directors was introduced. In alphabetical order they are Jack Agnew, Phil Babuder, Glenn Krauss, and Craig Tellerd. Their positions will be determined at the organizational meeting immediately following the annual meeting.

The votes for the issues were taken. The vote to reduce the annual audit requirement for the present year to a review passed unanimously. The vote to roll over excess member revenues to the following year passed unanimously. The vote on allowing the use of reserve funds in case of a disaster passed unanimously. The vote on clarifying that the Association will be governed by a Board of Administration of five (5) persons and to implement two (2) year staggered terms and to delete outdated Developer language did not have the required number of votes, so did not pass.

9. ASSOCIATION MEMBER INPUT

Owner Dick Stein mentioned that several people at the social had told him it takes too long to reach Security. However he noted that he has had no issue with calling them. He follows the steps that CAC sent to owners on December 30, 2022, and noted that you only have to call:

305-296-0556, and immediately Press 1 for “On-site Assistance,” then Press 2 for “Shipyard.” And your call will be routed to the appropriate person day or night.

Secretary Jack Agnew asked about the Hotwire Message Board and wondered if this can be utilized to disseminate information to the Shipyard homeowners. He was going to reach out to Toni Spagnoli, the Hotwired rep, to see if she can assist with setting something up.

Numerous owners inquired about the savings for impact windows and if any group discounts would be available to owners. Craig Tellerd said that at present there is no company offering discounts because they are so backed up with work there is no incentive to provide discounts. Also, some companies aren't even interested in building-wide projects because it is too big of a job. He mentioned that All Keys Glass, the company he has used, is very fair with its rates. An owner asked if heavy metal shutters would qualify for getting the discount, and Craig said an

engineer needs to assess the building, and if he or she qualifies the building with the shutters, then it will qualify. He added that the shutters need to be the proper heavy-duty ones that satisfy the statute. He also noted that mandating impact windows and doors is a very complicated issue, and so the Board is moving slowly on it.

An owner asked about the vote to reduce the annual audit to a review and how often does there need to be a full audit. It was noted that today's vote to reduce the audit is for year ending 2023, and it is the first time it has been implemented because the Board wanted to take advantage of the cost savings for this year's budget.

An owner mentioned that the State Park System has outlawed smoking and asked about sending out another smoking survey sometime in the future to ban smoking in Shipyard.

A question was asked if the link to the meeting recording could be sent out. However, the recording is basically for transcribing the minutes accurately, and not for distribution.

An owner noted that she knows James from Security from another association he contracts with, and that he is a good guy.

A concern was raised as to whether the proposed additional security cameras will be monitoring the grounds 24/7. President Phil Babuder noted that, no, they are not monitored but having a recording available of any crime or incident can provide proof after the fact. The advantage of security cameras is the added protection and being a deterrent.

Alan Teitelbaum, Chair of the Finance Committee, brought up a couple of items. The Committee is looking for additional members. Also, he and other members of the Board and Management will be doing a walk around sometime in March and asked that an email be sent out to all owners to provide any information on their termite activity or damage so they have it available for the walk around.

10. ADJOURNMENT

Vice President Craig Tellerd moved to adjourn the meeting. Director Glenn Krauss seconded. The meeting was adjourned at 11:30 a.m. It was noted that the Board would reconvene for their organizational meeting immediately after.

Respectfully submitted,