

SHIPYARD CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
109 Front Street, Lobby, Key West, FL 33040
Via Zoom
May 1, 2023

1. CALL TO ORDER

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

2. DETERMINATION OF QUORUM

President Phil Babuder, Vice President Jack Agnew, Treasurer Craig Tellerd, Secretary Glenn Krauss, and Director Francine LeCompte-Gittins were present via Zoom. A quorum was achieved. Operations Director Phil Wilson and Jose Wenzel were present on behalf of Management. Richard Rodriguez and Amanda Settos from USI Insurance were also in attendance.

3. PROOF OF NOTICE

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

4. MINUTES OF THE PREVIOUS MEETING

Treasurer Craig Tellerd moved to approve the minutes from the February 3, 2023, Board of Directors meeting. Director Francine LeCompte-Gittins seconded. The motion passed unanimously.

5. REPORTS OF OFFICERS AND COMMITTEES

The reports were deferred until after New Business in order to discuss insurance with the agents in attendance.

6. UNFINISHED BUSINESS

The Board discussed amending the condo docs to mandate all owners have impact doors and windows. Richard Rodriguez and Amanda Settos answered questions from the Board and owners and discussed the benefits of having impact doors and windows which would result in significant savings to the association of at least 50% if a building has 100% protection as stipulated by Citizens. Owners savings can be as much as 20%. The Board discussed a time frame for implementation of the amendment, which would require certain steps before proceeding.

The additional benefits of installing impact windows and doors, besides the cost saving, which have been highlighted before are:

1. Added security against breaking windows (from wind or possible intruders)
2. Noise reduction, particularly from pool noise
3. Don't need to rely on someone to put up shutters in the event of an impending storm
4. Natural light coming in, as opposed to the cave-like situation with shutters that completely block out light.

A question was asked about roof replacement. In 2016 the vents, stacks and valleys were replaced and screws were added. In 2017 Hurricane Irma hit, and there was no damage to the Shipyard roofs. Richard Rodriguez noted that the Board needs to be aware of Citizen's requirement that roofs have to be replaced within the next five years.

An owner asked about financing the installation of impact windows and doors, and that is an option that will be looked into.

After extensive discussion, Treasure Craig Tellerd made a motion to set an owners' meeting for the purpose of owners voting to authorize the amendment of the Shipyard docs to authorize the retrofit of code compliant, impact rated windows and doors on units which do not have them and to charge owners accordingly. Those owners currently having code compliant impact rated doors & windows will not be charged. Vice President Jack Agnew seconded. The motion passed unanimously.

President Phil Babuder gave an update on the security cameras. He received an updated quote from Brad Nye at Protection Plus that came in at approximately \$28,000 for 19 cameras; he is willing to work on financing the project. Phil is meeting with Brad to see where the cameras will be located. License plate reader cameras won't be purchased, as they are too expensive, and the new cameras have high resolution and would probably be sufficient to read a plate number.

President Phil Babuder gave an update on the QR code installation for security checkpoint monitoring. Phil noted that TAMPOA is now using the Deggy System, but Shipyard opted to use Condo Control, as their NFC tags are less prone to tampering. This monitoring will help reinforce that the security company is walking the entire Shipyard grounds during their rounds. Phil will be walking the property with CAC staff and Security Courtesy Services personnel to determine where the tags should be placed.

Treasurer Craig Tellerd gave an update on the transient license renewal. Owners previously voted on including a line item in the budget for funds to work on a possible renewal of the transient agreement. An attorney has been retained, and Craig has been meeting with him and next week will have a meeting with the City Attorney to give him a presentation that will hopefully show that transient rentals can be a win/win for both sides. One option that Craig suggested was to pay an annual fee for the license which would be contributed to an affordable housing trust fund. He acknowledged that there is a lot of work ahead to get the license extension from the City.

7. NEW BUSINESS

The Board reviewed the discussion between CAC/Shipyard and TAMPOA to share some of the storage area in Harbour Place garage with TAMPOA for their security golf carts on a month to month basis in exchange for consideration. TAMPOA President Al Metty will present the proposal to the TAMPOA at their next meeting.

The Board discussed the reporting issues of owner conflicts with other owners. President Phil Babuder reminded everyone that issues should be reported immediately to CAC so they can be resolved in a timely manner. An email was sent back in January with the number to call to contact CAC. As a reminder, here is the number again:

***** No matter what time of day, call the CAC office number at 305-296-0556. Press "1" for "onsite assistance" and then "2" for Shipyard. During the day the calls roll over to Danny Franco. After hours, the calls get picked up by Security Courtesy Services.**

Jim Wright, executor and caretaker for Rocco Del Giglio, discussed what he is doing to assist Rocco. He wants to work together with everyone to make sure Rocco can remain in his own home and asked that any issues be sent to him so he can monitor the situation. There are nurses and caretakers who visit him on a regular basis; several owners have also been helping out. Jim thanked everyone for their support.

The Board discussed the issue with the charging of the portable lithium batteries for E-bikes and scooters which often are plugged in inside homes and can cause explosions and fires. It was noted that Compass Realty has added a clause to their rental lease to forbid the charging of those portable lithium batteries inside or outside a unit. It was recommended that owners reach out to their property managers on this issue. The Board may also take further action in the future.

The Reports of Officers and Committees were presented next.

1. Landscape – Vice President Jack Agnew, liaison for the committee, reported that landscaping is in great shape. Some items still need to be addressed such as the Gumbo Limbo tree behind the mailboxes.
2. Pool – Glenn Krauss, liaison for the committee, gave a brief report noting a few items such as the length of time it takes to respond to security issues, small tables that have been piled up and used for climbing into the pool area, and the request for help with the budgeting for next year.
3. Social – Vice President Jack Agnew, head of the committee, said that there was positive response from the attendees at the annual social. Alan Teitelbaum suggested the social be held twice a year, perhaps in the summer too, as it is a good social event to meet fellow neighbors.
4. Finance Committee – Alan Teitelbaum, committee chair, reported on the walk around of the property with Phil Wilson, Matthew Greenblatt and Danny Franco from CAC, as well as two Board members and recommended continuing to get status reports at every board meeting. Tenting was discussed, and it was determined that two more buildings will need to be treated immediately. Owners will need to be contacted with the report from Hammerhead who said they need to be treated now and not wait until next year as previously decided. Alan recommends a reserve analysis be done and to work with legal counsel David Rogel as to the new reserve rules.

Owner and realtor Mike Caron gave a real estate update. Since January there are currently seven active properties on the market ranging from \$809,000 to \$898,000. There have been five sales since January ranging from \$740,000 to \$945,000. As a comparison, TAMPOA has seven properties on the market and only one sale since January 1 for \$2.8 million.

8. ASSOCIATION MEMBER INPUT

There was no association member input.

9. ADJOURNMENT

Director Francine LeCompte-Gittins moved to adjourn the meeting. Treasurer Craig Tellerd seconded. The motion was approved unanimously. The meeting was adjourned at 12:27 p.m.

Respectfully submitted,

Reneé Tompkins
Community Association Manager