

## Condo Association VII Meeting Minutes

**Date:** February 7, 2019

**Location:** Condo VII Poolside – 6:00 pm

### **Attendees:**

Don Holzhammer, President - present  
Chris Capezio, VP - present  
Joshua Bradford, Treasurer - present  
Kerri Crotty, Director - present  
Susan Knight, Secretary – present  
Greg Anderson, AmeriTech - present

Meeting Called to Order: 6:10 pm

Quorum determined

Motion to accept December meeting minutes made by Kerri Crotty, 2<sup>nd</sup> by Chris Capezio

### Administrative:

- No updates

### Fire Safety Project:

- The Board discussed the possibility of an assessment to cover cost of new fire control protection systems in Bldgs 1, 2, 3, 4 and 6. Offering owners a payment plan is also possible. The amount of an assessment will be determined at a later date.  
Motion for assessment made by Kerri C and 2<sup>nd</sup> by Chris C.
- New fire control system was installed in Bldg. 5 in September 2018.
- The Board received 3 quotes (Piper, Florida Fire and Cox Fire). Agreed to hire Cox Fire, to install the Silent Knight system, expectation is that Cox will install one building per month beginning approximately March 2019. The Board requested Greg Anderson get a revised quote from Cox to cover pricing and clarify any additional contractual details for each building.

### New Business:

- Robert Mitchell of Mitchell Insurance Co was invited to this meeting to provide an update regarding the liability and flood insurance. Mitchell Ins. offered a savings of ~\$7500 per year on liability insurance.  
Previously, there were 2 buildings in Condo VII that had higher rates and were rated at Flood Zone B. The remaining 4 buildings were at the lower rate and rated at Flood Zone C. Mr. Mitchell worked with Pinellas County and a surveyor to re-evaluate the rating. Together, they were able to ‘grandfather’ in the 2 high risk buildings.  
All Buildings in Condo VII are now rated at the lower risk rate for flood.  
Mitchell Ins. received a letter of mapping amendment which is approved by FEMA. This new rating could result in a drop of approximately \$29k year-to-year.  
Bldgs 2 and 6 were changed to Flood Zone X. Upon request by Condo VII owner, a letter will be made available from Mitchell Ins. for residents to provide to their insurance companies for a possible reduction in individual policies.

- Innovation Roofing caused damage to the concrete pad in front of Bldg 2 during the roofing project. Condo VII received a quote (dtd 1/26/2019) from Sam Swinton Sr. for \$875. for the repair. AmeriTech held back the last the payment of \$3600 to Innovation Roofing. The suggestion by the Board is to short pay the last invoice by the \$875 to make repairs. Motion to hold back the \$875 to repair was made by Susan Knight, 2<sup>nd</sup> by Chris Capezio.

#### Tree Project:

- Engineer walked the premises to determine tree planting location. Greg will provide a copy of the ground plan and where trees are projected to be planted. Breed of trees are pre-determined by the County, but Condo VII BoD will determine placement.
- NOTE: The BoD put the tree project on hold at this time and will be discussed further at next meeting.

#### Violations:

- Greg Anderson provided a list of 12 owners that received friendly reminders for various violations. Owners have 30 days to respond and correct the violation. The walk around was done by Greg A on 11/28/2018 and discussed at this meeting.

#### Old Business:

- Don Holtzhammer contacted the engineer in regard to the water project draining. Engineer came and noticed some drains had floating debris that resulted in slower water drainage. Duke Energy needs to be contacted regarding water flow behind Bldg 6 to Woodlands Pky.
- Evaluate best way to reduce the cost of document storage; per Greg, we have ~18 boxes in storage at Stevens & Stevens (a secure document facility). The cost will increase from \$25/box to \$45/box in 2019. Discussed that the Board will sort and organize the documents, destroy and consolidate. Greg will verify number of boxes and other charges and Board will decide next steps. Not discussed at this meeting.
- 2 new signs for pool gate have been purchased and installed.

#### Legal/Delinquency: *(not discussed at this meeting)*

- Case # 15-766-CO – 8/23/18 disbursed stipulated payment
- Case # 16-6828-CO– 8/16 and 8/31/18 disbursed stipulated payments
- 107 Woodlands – foreclosure filed on November 5, 2018, \$2626 delinquent

#### Committees:

- The BoD has accepted a new Compliance Committee Chair, Liela Sevick. Committee members include, Barb Frankhauser, Janice Malavnik, Mary Dolan and Sal Piscitello

**Meeting Adjourned: 7:08 pm**

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**Next Board Meeting: March 14, 2019**

**Time: 6:00 pm**

**Location: Condo VII Poolside**