

Grand Bay Condominiums of Marco Inc.

991 N Barfield Drive

Marco Island, Florida 34145

Minutes of Board of Directors Meeting

DATE: October 17, 2022

TIME: 3:00 P.M.

Opening Proceedings

Board members present:

- Del Suppo,
- Michael Mehall,
- Robert Vanderselt,
- Richard Maynard,
- Milan Blaho

Roll Call – all Board members present

- Proof of Notice was presented.
- Rick Maynard read the minutes of the previous board meeting. The Board unanimously approved the minutes as read.

Old Business

- Roof Project-
 - The work is still continuing.
 - We have had the roof surveyed for moisture content and leaking.
 - CMR is working on extracting water between the roof layers.
 - CMR is continuing to work on the punch list.
 - Once complete another survey will be done.
 - The final payment will not be given out until all work is done and the contractors involved sign off on the warranties.

- Fire Equipment Updates and costs were discussed. A separate spreadsheet will accompany the minutes detailing those costs.
- Rock Stone replacement was completed this past week.
- A number of pavers in the parking lot are sinking. Options will be looked at.

New Business

- Hurricane Ian discussion Occurred:
- Flood Insurance has already been contacted and visited the property. Only a couple things are covered. We are pursuing our condo insurance company to see what they may cover.
- Pool equipment needs to be replaced. We have multiple bids and the board will make a selection. Costs are in the spreadsheet.
- Dock repairs are being addressed. The association is responsible for the common electric. Slip owners are responsible for their own slips.
- We pressure washed the building and the driveway.
- An engineering survey will be required within the next 2 years. We may have issues depending on those results.
- The sewers and seawall both need cleaning. Beachside to get estimates.
- Finances were discussed. Based on what we get from the association insurance and our final cost, will determine what type of assessment could occur. Owners should check with their own insurance as the amount assessed may be covered on their individual policies.
- General discussion about hurricane and damages occurred.

Open Forum:

- Various items were discussed.
- A motion was submitted raising a concern about a unit that had 3 larger dogs, which violated condo policy. Discussion occurred and it was brought to the attention of all attending that it was a tragic situation from the hurricane and the people were there

temporarily staying in a friend's vacant condo. The motion was later rescinded as it was understood that they would leave in a couple of days.

- A motion was submitted and passed (5-0) regarding the board to act unilaterally during catastrophic occurrences. We may need to put that in the by-laws (Beachside checking). If so, that will be an item on the annual vote.

Meeting adjourned at 5:00 PM

Respectively submitted,

Rick Maynard