

Grand Bay Condominiums of Marco Inc.

991 N Barfield Drive

Marco Island, Florida 34145

Minutes of Board of Directors Meeting

DATE: November 27, 2023

TIME: 2:00 P.M.

Opening Proceedings

Board members present:

- Del Suppo,
- Michael Mehall,
- Bob Vanderselt (via Zoom),
- Rick Maynard,
- Milan Blaho

Roll Call – all Board members present

- Proof of Notice was presented.
- The minutes of the previous board meeting were read. The Board approved the minutes.

Old Business

- Club House update:
 - The floor was raised, new flooring was added, the walls were painted, chairs re-covered, the place re-decorated, along with the bathrooms being refurbished.
 - Special thanks to all that helped including Bill and Teri Mayberry, Kathy Vanderselt, Cheryl Britton, and anyone else who contributed.
- Retention Pond update:
 - Area cleaned out and new stone put in. Seems to working fine after various rains.
- Building/Landscaping update:
 - Fixing pavers in the parking lot.
 - Sewer cleaning occurred.
 - Security gates and locks at the pool were changed to meet code.
 - Various other projects happened over the summer/fall.
- Roof update:

- Multiple leaks have occurred on the 4th floor, CMR is addressing these issues.
- We still owe CMR 120K but are awaiting final signoff on all parties. Lawyers are involved. We will not get our 20 year warranty from Suprema until paid in full to them. CMR is holding things up, but are responsive.
- Fire Inspection update:
 - National and the City of Marco came out and fixed the street pumps and shutoff valves. We still have a problem with 1 pump, National is looking into it.
 - The fire alarm testing passed in the 1-7 building failed in the 8-15 building. National is accessing. All owners need to make sure there was no tampering with the system in their unit. If so they will be responsible for costs.

New Business

- More landscaping to continue with mulch and possible hedge replacements.
- An idea was floated about getting a retainer for contractors doing “heavy labor”. Beachside to investigate legality and feasibility.
- Sporadic Internet and TV service has been reported. Beachside to investigate.
- Rewrapping all the dock pilings was discussed, quotes from vendors are being investigated.
- Discussion occurred on the 2024 proposed budget. A number of items were discussed and questions answered on costs. The budget passed with a unanimous vote of the board.
- Three proposals were received on the “milestone” inspection required in 2024. Discussion occurred on the phases and vendors. Delta was selected for phase 1. Depending on phase 1 results, it will determined if further phases are required.

Open Forum:

- Trash pickup has been ramped up to twice a week. Tuesday and Friday are pickup days.
- A number of various items were discussed.

Meeting adjourned at 3:45 PM

Respectively submitted,

Rick Maynard