

Grand Bay Condominiums of Marco Inc.

991 N Barfield Drive

Marco Island, Florida 34145

Minutes of Board of Directors Meeting

DATE: January 23, 2024

TIME: 2:00 P.M.

Opening Proceedings

Board members present:

- Del Suppo,
- Michael Mehall,
- Bob Vanderselt,
- Rick Maynard,
- Milan Blaho

Roll Call – all Board members present

- Proof of Notice was presented.
- The minutes of the previous board meeting were not read due to a guest presenter and time constraints. The Board had approved the minutes via Emails and it was sent out to all owners.

Old Business

- Roof update:
 - There was a leak in unit 408. CMR was contacted and fixed the issue.
 - The roof permit has expired. This is causing some owners an insurance issue. Discussion occurred, Del to investigate how to renew the permit.
- Storm Doors and Windows:
 - No clear documentation on the standards.
 - Discussion occurred.
 - Board to research where prior documentation is stored.
- Parking Stickers:
 - Del found the box with the extras, see him if you need some.
- Bicycle Storage:
 - We got 25 responses from the survey, 13 for charging 12 against.

- Discussion occurred and many ideas were tossed around. Jim Bonfito, from Beachside Property Management, was asked to research the cost to Grand Bay for charging sales tax on revenue gained by a non-profit organization.
- As of now it remain as is. It was also noted that this exercise cleared out some storage as people disposed of unused bikes.
- Fire Inspection update:
 - Multiple valves have been replaced.
 - The old unused sections in the tennis clubhouse have been removed.
 - As for the Fire Alarm, the outdoor and clubhouse system is 30+ years old and has issues.
 - Chris from National presented a proposal to replace the existing system with much newer technology.
 - Discussion occurred and the costing was explained line by line.
 - Every unit will be getting a new siren installed.
 - The board voted 5 to 0 in favor of the new system. It will cost around \$48,000 and will be funded by the existing reserve fund.

New Business

- January 24th and 25th will be the “milestone” building inspection for structural integrity.
- Mike got some quotes on the repainting of the tennis court.
- The board voted 5 to 0 in favor of extending Beachside for another year.
- Dock rental was discussed, no action was taken.
- We are in the process of getting audited by the state for owners not properly paying sales tax on unit sales when a dock is involved. We are awaiting the results as this affects are submerged land lease for boat slips. Owners that sell have a personal responsibility to report this correctly and give an accurate figure on its value. That sales tax money is given to Beachside in escrow and paid yearly to the state.

Open Forum:

- Owners should regularly check the batteries on their unit’s smoke alarms.
- A number of various items were discussed.

Meeting adjourned at 3:40 PM

Respectively submitted,

Rick Maynard