

Grand Bay Condominium Inc
Board of Directors Meeting
January 17,2025

Call to Order: Mr. Mehall calls meeting to order at 10:00am.

Meeting Participants: Mr. Mehall (pres), Mr Blaho (Director), Mr. Britton (Sect), Mr. Csaky (Director). Absent Mr. Ron Brown (Tres).
Brandon Shaver BPM.

Quorum: Mr. Mehall states that a quorum is present.

Proof of Notice: Proof of notice by attestation, Mr. Shaver BPM.

Approval of Minutes: Motion to approve minutes of January 7, 2025 Mr. Blaho. 2nd Mr. Csaky

Acceptance of Treasures report: Motion to accept Treasure report, Mr. Mehall. 2nd Mr. Britton

Old Business: Mr. Mehall explained the selection process for contractors for the State mandated Grand Bay Exterior, Recoating, and Restoration project. Four contracting companies responded and the selection was narrowed down to three immediately as one did not offer a performance bond which the BOD feels it is a key component to the project and adds a layer of protection for Grand Bay as there was not a performance bond obtained for the roof project in 2022.

Mr. Csaky explained in detail what a performance bond is and how much extra it will add to the project. 3.9%

Short discussion of perhaps changing a few by-laws relating to docks, exterior appearance to condos, is hanging ornaments, ring door bells etc.

Spread out of payments from assessment for restoration project.

Motion to contract restoration project to Praxis Construction LLC Mr. Britton, 2nd Mr Csaky. All in favor; Mr. Mehall, Blaho,Britton, Csaky. Mr. Ron Brown not in attendance.

Motion to retain Surety bond for restoration project, Mr. Csaky. 2nd Mr. Britton. All in favor, Mr Mehall, Blaho, Csaky, Britton. Mr R. Brown not in attendance.

New Business:

Drywall invoice submitted from owners in 207.

Motion to accept and pay invoice, Mr. Csaky, 2nd Mr. Britton. All in Favor. Mr. Mehall, Mr. Blaho, Mr. Csaky, Mr. Britton. Mr R. Brown not in attendance.

Open Forum: Mr. Mehall states at the owners meeting in February, Final assessments for Restoration Project along with payment options if any.

Request from MIFD to moor their new fire boat at Grand Bay docks. Issue not addressed previously addressed so far as usage and insurance consequences. To be continued, No resolution with regards to MIFD and Collier Sheriff boat using GB dock.

Jet ski/ wave runner floating ramp removal. Discussion and statement from Bill Mayberry 415 that he donated the ramps to Grand Bay. Discussion of renters at 107 using ramps and liability, by-law updates, boat insurance listing Grand Bay as co insured for \$500k.

Bill Mayberry states that he had approval from board members to install ramps. Suggestion to vote on removal interjected by Mr. Csaky that the ramps were never voted on by BOD in the first place; so why have a vote to remove them now? Mr. Mayberry acknowledged via ZOOM the Jet Ski docks were gifted to Grand Bay and he no longer bears responsibility for them. The board asked that he officially documents the donation in writing.

Further investigation as to who actually owns the ramps and documentation as to the donation of said ramps to Grand Bay and their acceptance. On going.

Discussion of raising boat lift motors to prevent further replacement after a hurricane. Bi-laws regarding boat lifts read by Mr. Blaho. Nothing related to position of motors. On going.

Closing statement from Mr. Csaky for board members to get Grand Bay “back on track” financially and to resolve past issues of smoke detectors and \$92k needed to be replaced into the reserve fund from 2022 (\$2K) assessment. As an aside; the timeline from Annual minutes, 2023 reflects a treasure report stating GB is over budget but no mention of dollar amount. The Annual 2024 minutes states that GB is under budget, again no mention of the dollar amount.

Motion to Ajourn: Motion Mr. Blaho, 2nd Mr. Csaky. All in favor. Mr. Mehall, Mr. Blaho, MR Csaky, Mr. Britton. Mr. R Brown not in attendance.

Respectfully submitted,
Tom Britton GB Board Secretary

The observations herein are made in good faith and the best of my ability as to their accuracy.