

Grand Bay Condominium Inc
Board of Directors Meeting
April 15,2025

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

Meeting Participants: Mr.Csaky (acting pres) / tres), Mr. Britton (Sect), Mrs. Pusinilli (dir)
Brandon Shaver BPM.

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

Proof of Notice: Attestation by Mr. Shaver Beachside Property Management. BPM

Approval of Minutes: Motion to waive reading of the minutes of the regular meeting March 18, 2025
Mr. Britton. 2nd Mrs. Pusinelli **All in Favor**
Motion to accept the minutes Mr. Csaky. 2nd Mr. Britton. **All In Favor**

Old Business: Brief treasurers report from Mr. Csaky. Check for \$48,000 issued to National for work completed to fire alarm system at Grand Bay.

Going thru monthly bill to understand what work is received from contractors. Ie. Pool, lands scaping , and irrigation system

Cert of Deposit CD holding funds not released to roofing company had been lying dormant not collecting interest since December 2024. Former board responsibility.

Mr. Shaver BPM explains that the contractor will give 48 hours notice for owners to remove furniture etc from lanais that will be worked on, due to (power washing etc).
Progress is proceeding well.

IT is the owners responsibility for contractors to have contractor gain access to their respective units.

Pool filters and condition of pool equipment. Mr. Csaky handed out pictures to those present of the condition of pool filters that were not cleaned and replaced for months. The pool company was not contracted to clean and replace filters. (\$50.00 per month, we were told that Grand Bay is his only customer that they don't provide that service to). This was provided by former board member. Needless to say NEW FILTERS have since been purchased along with a backup set.

Submerged Land Lease The state of Florida owns the water rights from the bulkhead of Grand Bay Approximately 40 feet out. The lease was issued to the Leasee Grand Bay Condominium Assoc. Inc. There are 26 slips that are deeded to property units that are in State waters.

When a unit feels it is the owners (SELLERS) responsibility to justify the price of the slip and pay sales tax for such slip. There is a formula for this determination.

Grand Bay Board members were aware of this since 2022 that sales tax has not been reported nor paid since 2017.

Mr. Britton is currently working with the state to find out the values of the slips in question and what lease fees are due the State of Florida..

It was brought up that maybe it should be the Title Companies responsibility.
It was pointed out from a unit owner that she inquired about this already and the Title Co is only for LAND not the slips. It is the SELLERS responsibility.

Sea Doo ramps have been removed and found a good home thru Nextdoor Marco.

Dryer vent cleaning id still **The Responsibility of the Homeowner.** Still looking into finding a vendor that can provide this service on a timed intervals. Annual/semi annual

The board will keep you notified. Until than please be responsible and maintain your vents.

Hurricane proofing the pool equipment is ongoing and board is finding out quite expensive to surround them with panels forming a dan around them.

New Business: Motion to accept resignations of board members Milan Blaho and Mike Mehall made By Mr. Csaky. 2ne Mr. Britton **ALL IN FAVOR**

Motion to accept Mr. Stuart Vandersluis to BOD Mr. Csaky. 2nd Mre Pusinelli. **ALL IN FAVOR**

Organization of BOD T Britton President
M Csaky Treasurer
P Pusinelli Secretary
S Vandersluis Director

GB Library thanks Vanessa Wickersham for 20 years of maintaining the library in the Club House.

Reminder to Homeowners to submit an ARC form Alteration Request Certificate to Beachside Management before commencing work on your condo

Material Changes to building are for example Lattice framing etc. YES

Boat motors. No

A 14 day notice is to be sent out to the owners for such changes to be voted upon.

Open Forum:

Discussion of lift motors. The majority of residents do not feel that raising boat lift motors for emergency purpose for storm protection is not unreasonable. Maria Leuci stated that because of tidal

changes raising lift motors to help prevent boats from floating off lifts and lift motors becoming inoperable during a storm surge is now the industry standard. The replacement cost can be as high as \$5000.00. Various discussion from boat owners and residents took place, after which Mr. Vandersluis Made a motion to accept the ARC from Mr. and Mrs. Leuci to raise their lift motors to top of existing Pilings and raise the boat no higher than it is now. It will only be raised higher for a hurricane or predicted storm surge. 2nd Mr. Britton.

ALL IN FAVOR

Web site maintenance. Does the app folio count for the state requirement for Condo associations maintain a web site?

Beachside to follow up.

Suggestion that the submerged land lease forms be added to the app folio.

Motion to Ajourn: T Britton 2nd S Vandersluis.

ALL IN FAVOR

Respectfully submitted,

Tom Britton, GB Secretary / Pam Pusinelli

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