

Port Belleair No. 2 Condominium
Board of Directors Meeting Minutes
June 17, 2025 - Community Clubhouse - 11AM

Lynne Stenger, President of the Port Belleair No. 2 Board of Directors called the Meeting to order at 11:05 AM in the Community Clubhouse.

Establish Quorum:

In attendance were Board Members: Dave Young and Carolyn Kavuneds. Saif Amoozegar and Lynne on Zoom, and Donna Raptakis joining at 11:10am. A quorum was established. Manager, Angela Johnson, was present from AmeriTech. Five (5) Unit Owners were in attendance.

Proof of Notice:

Meeting Agenda was posted on the Bulletin Board on June 14th and texted prior to the meeting date to all owners.

Meeting Minutes:

Meeting Minutes from April 29th were distributed and reviewed with one correction. Next Meeting date was corrected to read TBD (To be determined) for the next meeting. Motion to approve with correction was made by Dave and seconded by Carolyn. All voted in favor.

Financial Report:

Dave presented an overview of our special assessment to date. \$1,500 is still outstanding but should be received soon. Angela reminded us that funds paid to the Attorney will take approximately 14 days to clear our account. Angela presented the SouthState Bank Balances as of May 31st. The Operating Account \$49,299.38. Reserve Account \$244,399.45. Lynne had spoken with Ameritech's CFO, Karen Browder regarding corrections needed for Ameritech's Financial Statements, and while several corrections were made, others still need to be resolved. Hopefully our July Statement will be totally corrected.

Ongoing Business:

The Milestone Phase 2 Concrete Repair Project started a few weeks ago with non-permitted concrete work. Jesse Curtis is to return the week of Monday, June 23rd to continue with non-permitted concrete repairs, but expects the Pinellas County Permit to arrive by June 27th, 2025, so he can get started on larger repairs.

New Business:

We received the 2025-2026 Insurance Proposal from our broker at Acrisure Insurance. Dave Young worked with the Broker reviewing each element of the proposal and decided on the company that provided "agreed amount" terms. Dave explained that would be beneficial to eliminate co-insurance. Our building is presently valued at \$9,677,000 with a \$10,000 deductible.

In the 2024-2025 Insurance year we financed \$93,969 over 10 payments. For Insurance year, 2025-2026, we will finance \$84,155 over 11 months. Dave gave the motion to accept the Insurance Proposal for 2025-2026 and Lynne seconded. All voted in favor.

Donna asked about unit owner's Insurance and the need for Hurricane coverage, questioning what is covered by the building and what is covered by the condo owner. Discussion ensued, and Dave commented that it's best to check with your Insurance Agent because every policy is different.

Homeowner Open forum:

Condo owner, Gary Fustino brought-up various issues regarding the CAC's Landscaping... Tall grass in the median between the sidewalk and West Bay Drive. The sidewalk area along units 101-104 had flags positioned by Dave to remind the landscapers not to string trim in that area. (Unit 103's outer glass panel of the front bedroom window had been cracked by flying debris.) However, it appeared they trimmed around each flag anyway. In addition, they are using a large zero radius mower on the parking islands that requires only a small walk behind mower to avoid damage to the shrubs and trees.

Condo owner, Norma Creety discussed noise complaints at night from 11pm – 7am from conversations, music, etc, and asked if a Noise Ordinance can be discussed with the CAC and signs posted for all buildings. Lynne will ask that the Noise Ordinance issue be put as an Agenda item for the next CAC Meeting on June 30th.

Condo Owner, Linda Coyne asked about documentation regarding guest length of stay and emotional support animals. Lynne stated our documents address guest stay and emotional support animals. Presently, the Board is working on a packet for all owners and guests regarding these issues.

Linda Coyne also asked if the company could return to clean and clean and deodorize the dumpster room and chutes on an on-going basis. Lynne has reached out with a new company, Canitize USA, to provide that service for the building.

Board Member, Carolyn Kavunedus attended the last Belleair Bluffs City Hall Meeting on June 9th, with Pat Fustino and Lynne Stenger. Topic of interest was a proposed Boutique Hotel to be located on West Bay Drive across from the Bonefish Shopping Center. There was discussed at the City Meeting, as well as this meeting. The next Belleair City Meeting is scheduled for September 3rd, for those owners interested. This appears to be an ongoing issue with the Belleair Bluffs City Council.

Orkin Contract service details were brought up by Linda Coyne and Donna Raptakis. Lynne commented the annual contract had just been renewed, and she will follow up regarding exact dates and locations for termite inspections. All Orkin visits should be documented in advance so a board member can be present.

Lynne Stenger brought up her Piper fire alarm chirping and wondered if anyone else had had that occur. Lynne will call Piper Fire regarding replacement units. Units are dated from 2017 with a life span up to 10 years.

Adjournment:

Having no further comments or business to discuss, the motion to adjourn was made by Dave Young and seconded by Donna Raptakis. All were in favor and the Meeting adjourned at 12:45 PM.

Next Scheduled Meeting: To Be Determined

Respectfully submitted,

Carolyn Kavunedus - PB2 BOD Secretary

June 19, 2025