

PORT BELLEAIR CONDOMINIUM No. 2
BOARD OF DIRECTORS
MEETING MINUTES
March 18, 2025
Community Clubhouse
11:00 AM

Lynne Stenger, President of the Port Belleair No 2 Board of Directors called the Meeting to order at 11:30 AM in the Community Clubhouse.

Establish Quorum:

In attendance were Board Members: Dave Young, Lynne Stenger, and Saif Amoozegar by Zoom Call. A quorum was established. Our manager, Angela Johnson, was also present from Ameri-Tech. Six (6) Unit Owners were in attendance.

Proof of Notice:

Meeting Agenda was posted on the bulletin board March 15th and Texted/Emailed to all owners.

Meeting Minutes:

Meeting Minutes from February 18th were distributed, reviewed with no edit. Motion to approve made by Carolyn and seconded by Dave. All voted in favor.

Financial Report:

Dave Young presented an overview of financials. We are still short of \$48,225.77 from the Special Assessment. The process for owners who have not paid was discussed. Ameritech has proceeded with Legal to recover amounts outstanding. Discussion followed regarding Ameritech's accounting practices.

Old Business:

The Milestone Phase 2 Concrete repair project is awaiting the Pinellas Permit to begin. The Permit had been projected to arrive February 28th but is still in process. We look forward to receiving it soon so work can commence. Discussion followed regarding the scope of the project due to additional repairs/costs that have been noted since the initial proposal.

Lynne Stenger discussed a proposal presented at the CAC Meeting to replace the perimeter fence due to a broken South Utility Gate at a cost of approximately \$30,000. Lynne had secured an alternate quote to repair the broken gate for not more than \$3,726 which would be paid from the CAC Operating Budget under General Maintenance and Repair. Lynne asked the Board Members what their preference would be. All were in favor of Repair vs. Replacement.

New Business:

Carolyn Kavunedus was appointed as a Board Director filling our fifth Board Member vacancy and was appointed Secretary for the 2025-26 year.

FPAT (Felten Property Assessment Team), gave a proposal to update the Wind Mitigation report due to the completion of the Flat Roof replacement. In addition, a proposal to complete another Structural Integrity Reserve Study, (SIRS) was discussed with no action taken.

Pinellas County Utilities identified where our building's waste line connects to the sewer line. With that information PRS was able to locate our building's stack cleanouts. In addition, PRS found that a sink backup in the 8 stack was due to a

clog between the waste line and sewer line for that stack. PRS will be providing a quote to clear all the stack connections to the sewer line, as well as a proposal to install a central waste line cleanout at the end cap on the West side of the building.

The downspout between 103 & 104 has separated from the roof. The Gutter-Man of Tampa Bay was contacted and he will repair the downspout for \$400.

Homeowner Open forum:

The 1st floor storage area has become a collecting spot and difficult for our cleaner to maintain. Unwanted storage items will be discarded and the old propane tanks used by the new clubhouse grill.

An old reimbursement was discussed by an owner, and will be forwarded to accounting to research.

A workman left the central roof hatch closed, but unlocked. During a recent wind/rain storm the hatch door flew open causing water to enter the fourth floor. Those present were reminded to contact a board member when they need access to the roof so the hatch can be double checked when their contractor is done to make sure it has been locked.

Adjournment:

Having no further comments or business to discuss, the motion to adjourn was made by Lynne Stenger and seconded by Dave Young. All were in favor and the Meeting was adjourned at 12:40 PM.

Next Scheduled Meeting: Tuesday, April 29th at 11:00 AM in the Community Clubhouse.

Respectfully submitted,

Carolyn Kavunedus
PB2 - Secretary
March 18, 2025