

Port Belleair Condominium No. 2
MEETING MINUTES
January 14, 2025
Board of Directors Meeting
Community Clubhouse
11:00 AM

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: Carolyn Kavunedus, Dave Young, Lynne Stenger, Wayne Smith, Saif Amoozegar on Zoom and Board Member Donna Raptakis was absent. A quorum was established. Representing Ameri-Tech Community Management was Manager Angela Johnson. Six (6) Unit Owners were in attendance.

Proof of Notice:

Meeting Agenda was posted 72 hours prior to Meeting and Texted/Emailed to all owners.

Meeting Minutes:

Meeting Minutes from several meetings were distributed and reviewed. With no corrections noted, the motions were made accordingly and approved. All voted in favor. **August 27th** motion Dave Young, seconded Wayne Smith to approve. **September 10th** motion Carolyn Kavunedus, seconded Wayne Smith to approve. **September 24th** motion Wayne Smith seconded Dave Young to approve. **December 3rd** motion Wayne Smith, seconded Carolyn Kavunedus to approve.

Financial Report:

Dave Young presented an overview of financials. We are still short \$85,000 from the Special Assessment. Question regarding follow-up for those owners. Ameritech will follow their standard collection process to recover amounts outstanding.

Old Business:

Completed Projects: The waste Pipe Cleaning & Lining, Cast Iron Pipe replacement, and the Flat Roof Replacement projects were completed. Dave Young reviewed the invoices paid, and those remaining to be paid after the final inspections.

The Milestone Phase 2 Concrete repair project is to be completed and will include the additional concrete work resulting from the pipe cleaning & lining project, as well as items discovered after the Milestone was completed.

New Business:

The Pipe Cleaning/Lining project identified a need to identify where the Building Main Waste line feeds into the Pinellas County sewer line. Pinellas County Utilities was called to identify and mark the location. A clean-out from our building to the County's Sewer Line will need to be addressed in the future.

Building Painting is our next large project: Paint colors are determined by unit owner vote, and requires 70% approval.

Since waste stack cleaning & lining is completed, a comprehensive List of Plumbing *Do's and Don'ts* was discussed. Lynne Stenger will work with Angela Johnson to create a hand-out for units to serve as a guide to owners & guests. Some of the items discussed included, Toilet tissues to avoid: Angel Soft, Quilted Northern, Charmin, Cottonelle, and Wet Wipes. Kleenex tissues should not be flushed down the toilet. When disposals are used, excess food should be scraped-off and disposed of before placing in dishwasher. When a garbage disposal is used, keep water running to ensure food is thoroughly flushed.

Homeowner Questions:

Ameri-Tech researched the Miscellaneous Income entry questioned in the last meeting. It was found that the account was opened in error and the entries posted to the account were recoded correctly as homeowner plumbing expense reimbursements.

Orkin Contract: Contract is still active, and schedule of inspections/treatments will be reaffirmed.

Dave Young discussed the condo's original electric panels made by Federal Pacific that were deemed defective. If anyone still has a Federal Pacific electric panel, your electric panel will be shut down if not replaced. The Federal Pacific panels are a known fire hazard and must be removed.

Adjournment:

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

Next Scheduled Meeting: Tuesday, February 18th at 11:00 AM in the Community Clubhouse.

Respectfully submitted,

Lynne Stenger & Carolyn Kavunedus
PB2, Board President & Secretary
January 17, 2025