

# Port Belleair CAC

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## MINUTES

**Of the Committee meeting held May 15, 2023 at 10:00 AM at Port Belleair Clubhouse**

1. The Meeting was called to order at 10:08 by Joe Spila, CAC Chairman.
2. The Notice of the Meeting was posted in the lobbies of each building
3. All Members of the Committee were present along with 18 unit owners and Joe Boldiga.
4. Fred Barry motioned to approve the minutes from the April 17, 2023, meeting as written. Seconded by Lynne Stenger; unanimously approved.
5. Reports:
  - Chairman: - No Report
  - Treasurer: - J. Boldiga from Harbeck provided the financial report
6. Committee Reports:
  - Pool** - The new pool furniture was delivered on May 11, 2023; looks good.
  - Clubhouse** - The committee had a request to repair and replace a kitchen items. The request was approved to be paid from petty cash; need to confirm if items purchased. Some shingles need to be replaced on the clubhouse roof; no permits pulled the last time work was done on the roof.
  - Landscape** – RedTree added a couple of controllers and rain sensors on May5. Repairs to the irrigation system are expected to continue week of 5/15/23. It is still undetermined as to the extent of the repairs. Friday is lawn maintenance day. Plantings are on hold until sprinkler system is in working order.
7. Old Business:
  - CAC Insurance** – Insurance coverage has been identified; policy will not include wind as only thing covered by wind would be clubhouse roof and the additional \$10K for wind coverage for clubhouse roof is not cost effective. New insurance policy must become effective by June 22. Approximate cost of new policy is \$3400.
  - Approve CAC corrected budget**- Lynne presented a budget prepared by building 2, Joe Boldiga presented a corrected budget that he had prepared. Building 4's corrected budget

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had been previously presented. Joe Spila made a motion to keep the budget that was approved at the end of 2022; Lynne Stenger Seconded the motion. Vote taken with Joe and Lynne voting yes; Barbara and Fred voted no. As a result with a split vote, the 2022 budget created at the end of 2022 remains the budget.

**Engineer's Report from Wall Inspection** – FDJ Engineering and Design was contracted at a cost of \$1700 to evaluate the retaining wall on the south side of the property, i.e., behind Building 4. FDJ completed their report on May 2, 2023 and provided it to the CAC Board. Joe Spila has advised the City of Belleair Bluffs and Pinellas County of the findings. Joe Boldiga will contact a Construction Engineer to look at the wall on Wednesday or Thursday and to provide options for shoring up the wall and how to approach the County and DOT

### 8. New Business:

**Electrician for Common Grounds Lighting** – An electrician is needed to evaluate common are lighting for possible wiring failures, etc. Joe Boldiga will provide a contact.

### 9. Owner Comments:

Home owners brought up:

- A. The collection of water at each gate on Sunset Rd. Lynne reported she had gone to the City of Belleair Bluffs to see if they had any plans to do work on Sunset in the near future. The City stated that Sunset Rd would be addressed after the roads on the East side of Indian Rocks Road had been completed, or approximately in 7 years. The City suggested that Port Belleair could put in a drainage system to alleviate the water issue.
- B. Dogs in the common areas – Question asked if there is any written documentation as to where dogs are allowed and not allowed. Incidents of dog poop being left on common area property and people have stepped in it

10. Next Scheduled Meeting: June 19, 2023 at 10:00 AM

11. Lynne Stenger made a motion to adjourn, seconded by Fred Barry. Motion passed unanimously and the meeting was adjourned at 12:10 P.M.

Respectfully Submitted,

*Barbara Hughes, CAC Secretary*