

This was a regular board meeting for a condominium association focused on financial updates and building maintenance issues. Scott provided financial reports showing approximately \$57,000 in the operating account with about \$20,000 in excess over budgeted expenses, and discussed the need for a new fire alarm panel system estimated at \$70,000-80,000 due to ongoing system failures. The board addressed several building maintenance concerns including plumbing issues requiring main stack replacements, security problems with doors being propped open and vandalism, and the need for additional cameras including in the elevator. Eric reported receiving quotes of \$18,000 for new gym equipment with a 5-year warranty, while the board also discussed changing the building access code due to security concerns and implementing Frontier internet service for all units.

Next steps

- [Scott: Obtain and solidify at least 3 bids for the fire alarm panel replacement and determine funding source, with priority on this project.](#)
- [tappr: Send Scott an email with contact information for Ansel \(fire alarm panel company\) for potential additional bid.](#)
- [Scott: Send Frontier internet instructions via email to owners/tenants who have not received them \(including Kenneth, Igor, and others as requested\).](#)
- [Mikhail/Scott: Print and/or email the Frontier internet setup flyer to all owners and post on the front door.](#)
- [Kenneth: Review the gym space and provide input/ideas for equipment and layout when project resumes.](#)
- [Eric: Proceed with gym equipment purchase from Bandit \(approx. \\$18,000\) once funds are available, including coordination of installation and warranty.](#)
- [Scott/Kenneth/Eric: Develop strict usage guidelines, waiver/indemnification forms, and access rules for the new gym.](#)
- [Scott: Coordinate with Dan \(locksmith\) to program new fobs to work on both pool and lobby doors, and implement a new building entry code within two weeks.](#)
- [Mikhail/Scott: Send portal registration instructions to owners \(e.g., Igor, others\) who request access.](#)
- [Scott: Coordinate with Ali to post notices about the new building entry code on residents' doors and at elevators.](#)
- [Scott: Set up a meeting with the insurance company to review insurance coverage \(to be scheduled for around renewal time\).](#)
- [Scott: Investigate ownership and repair needs for the fence behind the building \(determine if it is association property via survey, then get bids if needed\).](#)
- [Scott: Get prices on additional security cameras for areas such as the south end \(dumpster\), elevator, and first floor to address vandalism and dumping.](#)
- [Scott: Follow up with Dan the locksmith and board to resolve propped-open doors issue, including possible door alarm installation.](#)
- [Scott: Send email and post flyers to all owners/tenants announcing upcoming change of building entry code and remind not to share code.](#)
- [Scott: Coordinate with private investigator and police as needed regarding recent vandalism and bike theft; hold owner of unit 309 accountable if issues continue.](#)
- [Scott: Review and potentially replace elevator flooring with more durable material \(e.g., commercial rubber matting\).](#)
- [Scott: Send portal information to all owners not yet registered, ensuring broader access to building communications.](#)

Summary

Meeting Quorum and Technical Setup

The meeting began with participants joining via Zoom and in-person, with Scott working to establish a quorum. The group discussed technical connectivity issues and confirmed they had sufficient participants to proceed. Scott mentioned they would go through an agenda and noted they had an hour before a 12:30 commitment. The conversation ended with a brief mention of Zoom's AI feature for generating meeting minutes.

Financial Updates and Fire Panel Priorities

The board meeting focused on financial updates and building maintenance priorities. The operating account had approximately \$57,000 with outstanding maintenance fees in collections, while operating expenses were tracking \$20,000 under budget at \$86,000 spent out of \$106,000 allocated. The highest priority item discussed was the need to replace the 60-year-old fire panel system, with estimated costs around \$70,000-\$80,000, as the current system was causing daily trouble alerts and had triggered calls to the fire marshal.

Building Maintenance and Improvement Projects

The meeting focused on several building maintenance and improvement projects. Scott discussed the need to replace the old fire alarm panel system, with bids being sought from companies including DynaFire, Titan, HyperFire, and Scions. The group also addressed upcoming projects including a new front entrance sign (expected in 3-4 weeks), pool furniture needs, and ongoing plumbing issues requiring system upgrades. Scott mentioned that mailboxes had been recently repaired, and the discussion touched on potential new mailbox installations, though this would require approximately \$15,000.

Building Security and Access Issues

The meeting focused on building security issues, including a damaged fence that requires a survey to determine ownership and potential fixes. The main discussion centered around problems with doors being propped open, which allows unauthorized access and has led to vandalism, including damaged cameras in stairwells. Eric suggested installing an alarm system to alert when doors are left open for too long, while Scott proposed adding cameras, particularly on the first floor, to identify individuals propping doors open. The group also discussed the need for bike racks and addressing illegal dumping in the building's dumpsters.

Elevator Vandalism and Security Upgrades

Scott and Teresa discussed issues with elevator flooring being vandalized and damaged. Scott agreed to get pricing for additional cameras, including potentially in the elevator, and suggested exploring more durable flooring options like commercial rubber instead of ceramic tiles. The

conversation ended as they were about to discuss internet issues and a potential town hall meeting with Mikhail.

Frontier Internet and Rental Policies

The meeting focused on internet service setup through Frontier and short-term rental policies. Scott confirmed that Frontier internet service is included in maintenance fees and explained that owners need to contact Frontier directly for setup instructions, though some owners like Kenneth and Igor had not received these instructions. Scott agreed to send the necessary setup information via email to owners who hadn't received it. The discussion also touched on concerns about aesthetic work quality performed by Frontier technicians, with Scott requesting specific unit numbers to investigate. Finally, Scott addressed short-term rental concerns, noting that while these were less prevalent than two years ago, owners should report any violations to management.

Short-Term Rental Policy Discussion

The meeting focused on discussing short-term rental policies in the building, with Scott raising questions about amending declarations to allow such rentals. The group confirmed the current minimum rental requirement is 30 days, matching both building declarations and City of Clearwater regulations. Mikhail shared information about Frontier internet service, noting costs of \$26-27 per month for 1 gigabit service, and requested that building documents about this service be posted at building entrances. The meeting also briefly touched on gym fitness equipment issues before ending.

Gym Project on Hold

The group discussed the gym project, with Eric presenting quotes for new gym equipment totaling approximately \$18,000 from Bandit, which includes installation and a 5-year warranty. Scott and Kenneth agreed to put the gym project on hold due to more pressing concerns with the fire alarm system, though Kenneth offered to help with the gym setup once it resumes. The team also discussed liability concerns and the need for strict guidelines and waivers for gym users, noting that the building currently has 12 owners.

Security Code Change Implementation

The team discussed security concerns, including unauthorized individuals in the building and the need to change the front door access code. Scott and Eric agreed to implement a new code within 6 weeks, with plans to notify owners via email and post flyers. They also addressed issues with the current code being widely known and discussed the liability for code sharing. Additionally, they briefly touched on upcoming projects, including potential parking lot repairs and a meeting with the insurance company.