



San Carlos Condos
The Jewel of Alabama's Gulf Coast

San Carlos Condominium

Board of Directors Meeting Minutes

Meeting Date & Time: May 17, 2024 at 9:30am

Location: San Carlos Third Floor Conference Room & Via Zoom Videoconference

Call to Order and Roll Call of Board Members

Meeting called to order at 9:00 a.m. by President, Jay Maurice.

Jay Maurice – President (Present Via Zoom)

Bill Womack – Vice President (Present Telephone Conference)

Victor Burns – Co-Treasurer (Not Present)

Bill Walker – Co-Treasurer (Present Via Zoom)

Jane Ellison – Secretary (Present Via Telephone Conference)

Dave Rozier – Director (Present)

Jimmy Hill – Director (Present Via Zoom)

Proof of Due Notice of Meeting

Notice posted via email, website blog, and physically within building elevators.

Recognition of Owners and/or Others Attending the Meeting

Owners Physically Present:

David & Teresa Biehn (1904), Bob & Susan Weeks (1602), Doug Hannoy (806)

Owners Present Via Telephone & Zoom :

Anne & Chandler Kimble (1702), Gale Fowler (701), Jim Kohler (601)

Whitehaven Insurance:

Scott Harris & Kelly Boyington

San Carlos Management:

Dan Niehaus

Approval of February 13, 2024 Meeting Minutes

Motion made to approve the February 13, 2024 minutes as written.

Unanimous pass – February 13, 2024 minutes adopted as written.

Motion to Amend, Ratify, and Approve Prior Board Decisions

1. Motion to ratify interim meeting votes and prior Board minutes:
 - a. Approve appointment of Bill Walker as Co-Treasurer (replacing Mike Cope who sold his unit).
Unanimous pass – adopted as approved.
 - b. Approve landscape spring quote from Jubilee totaling \$16,775.61.
Unanimous pass – adopted as approved.
 - c. Approve Whitehaven 2024-2025 premium building insurance totaling \$878,071.10 (this excludes POP Storm and Excess Wind Driven Rain).
Unanimous pass – adopted as approved.
 - d. Approve staff wage increase (Dan, Tyler, David).
Unanimous pass – adopted as approved.

Presentation of Reports & Updates

1. BE-CI Reserve Study Review
 - a. The final Reserve Study has been received from BE-CI and the Board has reviewed.
 - i. Management will post the Reserve Study on the Association website;
 - ii. The Board authorized payment of the remaining \$4,500 due to BE-CI.
2. Whitehaven
 - a. Scott Harris and Kelly Boyington (Whitehaven agents) explained that the 2024-2025 insurance premium is down approximately 40%.
 - b. The Board elected not to purchase POP storm coverage (saving the Association approximately \$72k.
 - c. The Board allocated a portion of the saved POP coverage and allocated monies toward an additional \$250k toward additional Wind Driven Rain coverage (at 10% = approximately \$25k).
 - i. Vice President, Bill Womack, motioned to add an additional \$250k of Wind Driven Rain coverage to the building insurance policy (i.e. \$500k total):
Unanimous pass –approved.
 - d. The Board reviewed the 2024 Budget as follows:
 - i. Parking Pass account holds approximately \$300k
 - ii. \$500k was moved from CD investments into the Operating Account in anticipation of the insurance premium payment.
 - iii. The Board will calculate what appears to be approximately \$230k assessment toward the Association and formally vote following this meeting.
 - iv. Jimmy Hill motioned the Board to assess the Association for the total the monies needed, above the 2024 budget, to cover the insurance premium (i.e. approximately \$233k):
Unanimous pass –approved.

- v. Bill Walker will review all accounts and determine reserve/operating funds available to pay the premium.
- vi. All assessment monies will replenish the account(s) taken from.

3. Hancock Whitney CD

- a. San Carlos management spoke to the manager at Hancock Whitney and found that David Bodenhamer remains the sole authorized signor on the account.
- b. Board voted to elect Bill Walker (Co-Treasurer) and Jay Maurice (President) as authorized signors of the Hancock Whitney account. David Bodenhamer will be removed.

Unanimous pass –approved.

4. Annual Meeting Date and AED Defibrillator

- a. 301 Owner (Ed & Marilyn Reed) have requested moving the Annual Meeting to possibly October.
 - i. The Board discussed this option and resolved that moving the Annual Meeting date would require amending the Bylaws. This would mandate attorney fees and filing costs. This issue will be revisited when additional amendments are needed (i.e. thereby lumping numerous tasks together within one amendment).
- b. The issue of purchasing and training staff toward use of an AED Defibrillator came up for Board discussion. The Board determined that they did not want to pursue this purchase (and training of staff) at this point in time.

5. C-Spire Television/Internet/Telephone

- a. There is currently eighteen (18) months left on the C-Spire contract (i.e the contract for internet, television, and telephone at San Carlos). Over the past few months, the Board has collected bids for streaming TV service through Direct TV.
 - i. At this juncture, C-Spire is still attempting to fix the television freezing and pixelating issues at San Carlos. Further, C-Spire is working on a final Direct TV streaming proposal which mandates terminating their current contract with Dish Network.
 - ii. The Board decided to wait for a formal response from C-Spire before making a decision on moving into a new TV streaming contract (and ending the current contract with C-Spire).

Miscellaneous Board Discussions:

- 1. Owner Decals – Management proposed numerous decal backgrounds and the Board voted to utilize the San Carlos beachfront as the final decal image.

Unanimous pass – approved

2. Elevator System Evaluation – Consulting Services- – management strongly encouraged the Board to approve a recent Elevator Evaluation proposal from Dieter Consulting Services, Inc. (Vertical Transportation Consultants).
 - a. Dan explained that he has found numerous issues with the elevators over the last few months that were, fortunately, covered by the Association contract (e.g. bearings, isolation, pads, etc.) These found issues totaled over \$45k and will now be free of charge under the current contract.
 - b. Dan is requesting that the Board approve Dieter Consulting Services, Inc. to do a full evaluation of each car, shaft, pit, and elevator room do report and issues.
 - c. The current contract with Thyssenkrupp (TK) ends in approximately 18 months. By electing this third-party evaluation, the Association stands a very good chance of covering areas of service/replacement that may otherwise runout at the end of this contractual term.
 - d. Total cost for Dieter Consulting Services, Inc. - \$5,750.00

Unanimous pass – approved

Announce Next Meeting Date and Time

Next Meeting – **Annual Meeting** August 24, 2024

3rd Floor Conference Room @ 9:00am and via Zoom

Adjourn