**PIPER DUNES CONDOMINIUM ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**DECEMBER 16, 2022**

A Board of Directors Meeting of the Piper Dunes Condominium Association, Inc., (PD) was held this date in Amelia Island Management, 5440 First Coast Hwy, Amelia Island, Florida, via ZOOM.

**BOARD MEMBERS PRESENT** **AMELIA ISLAND MANAGEMENT**

Don Shanin, President  Michael Shumrak, CAM

Deb Mitchell, Vice President Nick Lambiase, Jr., Director

Olivier Garrett, Treasurer *(via Zoom)*

Joanna Storm-Liu, Director *(via Zoom)* **OWNERS PRESENT**

 On File at Amelia Island Management

**BOARD MEMBERS ABSENT**

Julie Patrick, Secretary

Mary Shelby, Director

Suzanne Peregrine, Director

**CALL TO ORDER**

Notice of the meeting was emailed to the Board on December 6, 2022, and posted on property, which is in accordance with the Documents of the Association. There were four (4) Board members present in person and via Zoom, which represented a quorum. President Shanin called the meeting to order at 1:00p.m.

**OLD BUSINESS**

Discussion Regarding Hurricane Shutters and Water Intrusion Issues

Discussion ensued regarding a global solution/question of what to do in the near term and long term with the hurricane shutters and what the options are with the storm shutters which are required by the Association’s rules.

Dan Skinner (CSI) reported that the building evaluation revealed a lot of deterioration in the sealants and a lot of corrosion with the shutter housings. There are several penetrations that will allow water intrusion and is a constant maintenance issue to keep the water out. CSI advised there are 3 options: 1) continue maintenance; 2) remove the shutters; and 3) replace the current shutters since the current shutters are nearing their life expectancy.

Discussion ensued regarding –

* CSI to contact 2 to 3 vendors to have them price removing existing shutters and replacing and installing them on the windows on the east and north sides and then the entire buildings
* Contact the insurance broker to get a forecast of how removing the shutters will affect the insurance
* For those units with water intrusion issues (and any others identified in a building inspection to be conducted by CSI), go ahead and have Blanchard Caulking & Coating seal these areas
* Depending upon cost and options, Board will decide on what to present to owners (i.e., have the Association take this over and install and maintain them for all owners)
* In the near term, have Blanchard do the sealant project and ByDesign perform the maintenance and possibly coordinate the lift usage which can be difficult given the new Club cart path.

The Board further discussed doing the sealants and deferring the maintenance on the shutters then accelerate the replacements of the shutters. The logical time to do this project would seem to be in the next year or two when it is time to do the exterior resurfacing and painting project.

Additional Pool Signage

President Shanin stated that non-Piper Dunes owners are accessing the pool and whether additional signage is needed. The Board decided to wait to see if the problem re-emerges and will address at that time.

Milestone Inspection 1

President Shanin explained that CSI is scheduled to do the required Milestone Inspection around the March 1st timeframe which gives ample time to notify the owners that access to their units will be necessary for five to ten minutes to perform the inspection.

President Shanin informed the Board that the current cleaning person from Darlington had passed away unexpectedly but that Darlington will have other staff people fill in until someone can be assigned to Piper Dunes.

Discussion ensued regarding the pool lights not on or working and whether pool lights on at night is required or affects the insurance. Michael will discuss this with the insurance broker and SwimTech. Michael also will follow up with Capital T concerning the new lights.

**ADJOURNMENT**

**There being no further business, President Shanin called for the meeting to be adjourned at 1:53 p.m.**

Respectfully submitted,

Don Shanin

Don Shanin

President

DS/jk