

**Crystal Bay Condo, Inc.  
Board of Directors' Meeting  
May 15, 2019**

**Directors in Attendance:**

Justine Simone, Secretary  
Denis DeMarino, Treasurer  
Mike Gordon, Director  
Bill Erickson, Director

**Also Present:**

Wayne Jones, Onsite Manager, Ameri-Tech  
Nicki Asmer, Attorney, Florida Legal Group.

**Call to Order**

Meeting called to order by Justine Simone at 7:07 p.m.

**Agenda Items**

**Discussion of repair of carpet machine**

Price quoted was \$657.00 including tax. Mr. Gordon asked that Mr. Jones contact Gem Supply to negotiate a lower price.

**HomeTeam Pest Defense services discussed**

Ms. Simone mentioned that another service is being investigated for external pest control, but that HomeTeam would continue to provide services inside for units that wanted it.

**F-building Elevator**

A request was made for Beverly's update from her recent conversation with Oracle regarding the ongoing issues with the F-building elevator and its repair status.

**Legal Liaison**

Mike Gordon made a motion that Ms. Simone be appointed as legal liaison to Crystal Bay Condo, Inc.'s attorney Ms. Asmer. It was seconded by Mr. DeMarino. Voting was unanimous in the affirmative.

**Termination of Florida Legal Group**

Mr. Gordon made a motion to terminate Florida Legal Group as attorney for Crystal Bay. The motion was not supported.

**7<sup>th</sup> Floor Lockout**

Mr. DeMarino clarified for Ms. Asmer, the issue of access to the 7<sup>th</sup> floor, by pointing out that the 7<sup>th</sup> floor is accessible by way of the stairs.

Owner Jerry Chalwick claimed that the 7<sup>th</sup> floor lockout was appurtenant to the residents of the 7<sup>th</sup> floor.

Ms. Asmer asked if the 7<sup>th</sup> floor continues to be accessible. Mr. DeMarino indicated that access to the 7<sup>th</sup> floor is unrestricted.

**Improper Assessment Calculation / Water**

Ms. Asmer indicated that there has been another allegation by Mr. Hall against the association regarding an improper assessment calculation. Ms. Asmer said that Mr. Hall's interpretation of the documents is incorrect. There was no support from the ownership present for any change to assessments.

*At 8:07 pm Ms. Simone made a motion to close the meeting, Mr. Gordon seconded. Voting was unanimous.*