

**Crystal Bay Condominium Association, Inc.
Board Meeting Minutes
April 22, 2021
Via Zoom Video Conferencing**

Directors in Attendance:

Denis DeMarino, Treasurer
Sara Blumberg, Secretary
Michael Gordon, Director
George Schaub, Director

Also Present:

Beverly Neubecker, L/CAM Ameritech Property Manager

Adam Bild, Esq., Bild Law, Tim Brown, Bild Law, Chuck Cassidy, Bild Law

Tom Burke, Owner with intent to serve on the Board of Directors

Multiple Owners were in attendance via Zoom.

MINUTES OF THE MEETING

Call to Order:

Mike Gordon called the meeting to order at 7:02 p.m. A quorum was established.

Reading or Waive Previous Meeting Minutes:

Mike moved to waive the reading of the January 7, 2021 Board Meeting minutes and to accept as submitted, seconded by Denis, all in favor, carried.

Management Report:

No Management report this meeting.

Old Business:

Legal Update:

Adam Bild, Crystal Bay's legal representative provided a report on the ongoing law suit with Feather Pointe. Mr. Bild explained at the hearing the judge denied all counts. The Feather Pointe legal refused to certify the recall with the DBPR (State governance Division for Associations). The next hearing is April 30, 2021, which will be an evidentiary hearing ruling a proper or improper election.

Elevator update:

Adam Bild stated that he had negotiated more than \$70,000 in the jack & piston boring proposal and outstanding invoices with Thyssen. He was able to get all down to \$35,000. Adam stated the agreement needed to be ratified. Mike Gordon moved to ratify the Thyssen Krupp agreement and settle all outstanding bills as negotiated, seconded by Sara Blumberg. All in favor, motion carried.

The jack & piston repair will be scheduled as soon as possible.

New Business:

Appointing of New Directors:

Mike Gordon moved to appoint Tom Burke to the Board of Directors, seconded by Denis DeMarino, all in favor, carried.

Nominating Positions:

Mike Gordon nominated Sara Blumberg to take over the President position of the Board, seconded by Denis, all in favor, carried. Sara accepted the position. Mike Gordon will retain Secretary, Denis DeMarino will retain Treasurer, Tom Burke will be a Director.

Owner input:

An owner asked if it was required to pay the Feather Pointe water bill that was mailed out to all members of Crystal Bay, and if they can take legal action if not paid. Mike Gordon stated the owners would have to ask Feather Pointe that question. Adam Bild clarified and stated if it was a valid billing then yes, however the judge has ruled in Crystal Bay's favor twice.

An owner asked about the 7th floor lockout case. Adam Bild stated that the County judge stated it is a Circuit Court issue and is in circuit court at this time. Adam expects to maintain and prevail on this case.

Adjournment:

Mike Gordon made a motion to adjourn the meeting, seconded by Sara, all in favor. The meeting adjourned at 7:50 p.m.