

**Crystal Bay Condominium Association, Inc.**  
**Board Meeting Minutes**  
**March 14, 2024**  
**6 PM**  
**Approved March 25, 2024**

The meeting was held in the Grand Atrium, C Building, and via Zoom.

**Directors in Attendance**

Dave Olson, President  
Chris Biedal, Treasurer  
Dana Mills, Secretary  
James Hebbel, Director

**MINUTES OF THE MEETING**

**Call to Order**

Dave Olson called the meeting to order at 6:06 PM. Dave then immediately turned presiding of the meeting over to Chris Biedal, who verified a quorum of the board was established. All members of the board were present.

**Proof of Notice**

Chris further established that notice of the meeting was properly posted over 48 hours in advance.

**Previous Meeting Minutes**

The approval of the previous meeting minutes was tabled until the next board meeting.

**Old Business: Legal Update**

The legal update was provided by Chris Biedal and Dana Mills, who constitute the legal committee (formed Monday, March 11, 2024) for the sole purpose of resolving the following circuit court cases:

**Case No.: 23-008597-CI**

CRYSTAL BAY CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. LINDA SHAFFER, DAVE OLSON, and MARIELLE WESTERMAN, ESQ., Defendants.

**CASE NO.: 23-008869-CI**

CRYSTAL BAY CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. DAVE OLSON, the Unit Owner Representative; & DAVE OLSON, DANA MILLS, and CHRISTOPHER THOMAS BIEDAL, as individuals. Defendants Olson and Mills have been released from this action (Filed 1-9-2024); CHRISTOPHER THOMAS BIEDAL still open and not released.

Summary of legal update: James Ellis, advised by Chris and Dana, is working to dismiss both cases as expeditiously as possible and with as little expenditure on behalf of the association as is reasonable.

### **Old Business: Insurance Deductible**

A motion was made by Dave Olson stating when the deductible is due, the money for payment of the \$50,000 will come out of deferred reserves. This motion was seconded by Chris.

There was discussion before voting to ensure both board members and owners (in attendance, on Zoom, and those who will read the minutes at a later date) understand procedurally what would need to take place to make a payment in this manner. Key details of this discussion follow:

- Within the reserves budget as a whole, there is currently \$1.2 million earning interest. This “interest reserves” line item currently earns about \$4200.
- Interest stays in the “interest reserves” category until a decision is made about where within the reserve accounts the money will be moved. This requires a vote of the board.
- To accomplish what is suggested in Dave’s motion, the following steps would have to be undertaken. The funds in the interest reserves would have to be moved to the deferred reserves account; this would require a board meeting and a vote. If the vote approves the move, then there will be sufficient funds in the deferred reserves to pay the \$50,000 insurance deductible. Deferred reserves will be at zero after this expenditure.

The motion ultimately passed. There were three votes in favor (Olson, Biedal, and Mills) and one abstention (Hebbel) due to lack of information.

### **New Business: Board Resignation**

Denis DeMarino has resigned from the board. The letter of resignation was read to the audience by Chris Biedal. The board accepted the resignation.

Dana Mills suggested asking who’s interested in serving on the board rather than simply taking nominations from the floor and appointing during the current meeting. Beverly Neubecker will create a posting asking owners to submit their names indicating interest. The board hopes to be able to discuss candidates and possibly appoint during a board meeting next week.

### **New Business: Insurance**

There will be a board meeting called next week (date TBD, but likely later in the week) for insurance brokers to make presentations to the membership. It is worth noting that four brokers with whom we communicated refused to quote us on insurance due to us not having our milestone inspection, phase one, completed as of yet.

With the need for a meeting next week established, Dana Mills suggested scheduling the meeting before adjournment. This request was denied. Dana did state she will only be available in person on Monday and Tuesday evenings.

**Adjournment**

A motion to adjourn was made by Dana Mills and seconded by James Hebbel. Meeting adjourned at 6:45 PM.

Respectfully submitted,

Dana Mills  
Secretary