

Crystal Bay Condominium Association, Inc.
Board Meeting Minutes
February 7, 2024
Approved by the Board February 10, 2024

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

Directors in Attendance

Dave Olson, President
Dana Mills, Secretary
Denis DeMarino, Director
James Hebbel, Director

MINUTES OF THE MEETING

Prior to Call to Order

Before the meeting officially began, James Hebbel voiced concern about Revonda Cornell manning Zoom. His preference was for a “neutral party” such as an Ameritech representative to perform such a task in future.

James Hebbel also announced to the board and membership that he would be recording the meeting via his cell phone. There were no objections.

Call to Order

Dave Olson called the meeting (noticed 2/5/2024) to order at 7:03 PM. A quorum of the board was established.

Previous Meeting Minutes

Dave Olson made a motion to approve the meeting minutes from 1/11/24; this was seconded by Dana Mills. Considerable discussion among the board and comments from the membership followed. A vote was taken; two members (Olson, Mills) in favor of accepting the minutes and two against (Hebbel, DeMarino). The minutes were not approved and remain in draft form as presented in the board packet before the 2/7 meeting.

New Business: Vacant Board Seat

There was a motion by James Hebbel to reappoint Mike Gordon to the Board of Directors; this was seconded by Denis DeMarino. After a brief discussion, a vote was held. There were two votes (Hebbel, DeMarino) in favor of reappointing Gordon and two against (Olson, Mills). The motion failed.

There was a motion by Dave Olson to have a special election to fill Gordon’s spot as expediently as possible. There was no second to Dave’s motion.

Beverly Neubecker shared that should we hold a special election, an intent to serve form and bio would be needed from potential candidates. Deadlines for any special election would be set by Beverly in accordance with state law. The cost for a special election was estimated at \$2000. Dana Mills motioned to appoint Chris Biedel to the vacant board position; this was seconded by Dave Olson. There was no discussion. The vote passed unanimously. It was noted that the organization of the now five-member board will need to be on the next meeting agenda.

Old Business: Milestone Inspection

Significant discussion on the milestone inspection among the board with input from Adam Bild and owners.

Dave Olson made a motion to schedule the sinkhole inspection with EIRS while contacting Barry with Pinnacle to discuss the same service; motion is to move forward with whichever firm can meet the following parameters:

- Cost not to exceed \$6000
- Completed report available within fourteen (14) business days from 2/8/2024

The above motion was seconded by James Hebbel. All (5) in favor.

Old Business: Insurance Current Conditions, Insurance Coverage for 2024

There was discussion regarding the selection of an insurance broker. Dave Olson assured the board and membership that the brokers with whom he has spoken are confident that despite our need for a sinkhole engineering report and our April 1 deadline for procuring new insurance coverage, our timeline is sufficient.

Dave Olson motioned to table the discussion on insurance brokers for an upcoming meeting. This was seconded by Chris Biedel; the motion was carried unanimously.

Adjournment

Dave Olson made a motion to adjourn the meeting; the motion was seconded by James Hebbel. All in favor; the meeting adjourned at 8:45 PM.

Respectfully submitted,



Dana Mills
Secretary

