

**PIPER DUNES NORTH CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JUNE 4, 2024**

A Board of Directors Meeting of the Piper Dunes North Condominium Association, Inc. (PDN) was held on this date in the Amelia Island Management Conference Room, 5440 First Coast Highway, Amelia Island, Florida in person and via Zoom.

BOARD MEMBERS PRESENT

Crawford Ward, President (Zoom)
Bill Smiley, Vice President 1
Joe Turk, Vice President 2
Larry Burns, Secretary/Treasurer
Bob Hughes, Director

AMELIA ISLAND MANAGEMENT

Michael Shumrak, CAM
Nick Lambiase, Jr., Director

GUESTS

Dan Skinner, CSI
Evan Ely, Alfa House (Zoom)

OWNERS PRESENT

On file at Amelia Island Management

DETERMINATION OF QUORUM AND CONFIRMATION OF MEETING NOTICE

Notice of the meeting was emailed to the Board and all property owners on April 15, 2024, and posted on property which is in accordance with the Documents of the Association. There were five (5) Board members present, either in person or via ZOOM, which represented a quorum.

CALL TO ORDER

President Ward called the meeting to order at 10:00a.m., welcomed everyone to the meeting, recognized those present and those attending via Zoom.

APPROVAL OF MINUTES – APRIL 15, 2024

Approval of minutes were tabled.

APPROVAL OF MINUTES – APRIL 17, 2024

Approval of minutes were tabled.

ROOF INSPECTION, RECOMMENDED REPAIRS, AND BID REVIEW/DECISION

Dan Skinner, CSI, presented the key findings from their recent inspection, findings, and recommended repairs of both buildings' roofs including right after a heavy rain. CSI's recommendation was repair since the expected lifetime of the repairs is 3-5 years. Discussion ensued.

Crawford Ward moved to approve CSI's recommendation to repair rather than replace the two roofs; Larry Burns seconded, and the motion passed unanimously.

The Board then discussed the two repair bids from NGM/Kirk Myers and Alpha House/Evan Ely. Both bids accurately reflected the scope of the project as defined in CSI's report and the costs were not very much apart. NGM would start by Monday 6/10 and Alfa could not start for at least 2-3 weeks.

Crawford Ward moved to award the roof repair project to NGM/Kirk Meyers based upon a 6/10/24 start date; Bill Smiley seconded, and the motion passed unanimously.

NEW BUSINESS

Crawford Ward discussed the fact that the 2024-2025 insurance renewal costs would be significantly less than what was budgeted for 2024, the excess should be transferred from this insurance fund into the operating (Board) fund. AIM will determine the amount to be transferred.

Crawford Ward made a motion to transfer any overage in the insurance fund, after the 2024-2025 insurance premiums have been paid, into the operating (Board) fund; Bob Hughes seconded, and the motion passed unanimously.

ADJOURNMENT

There being no further business, Crawford Ward moved to adjourn the meeting; Bill Smiley seconded, and the meeting was adjourned at 10:40 a.m.

Respectively submitted,

Crawford Ward

President

CW/jk