

**PIPER DUNES NORTH CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS' MEETING  
FEBRUARY 3, 2025**

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.

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**BOARD MEMBERS PRESENT**

Crawford Ward, President  
Bill Smiley, Vice President  
John Madden, Secretary  
Bob Hughes, Treasurer  
Mark Kuenning, Director

**AMELIA ISLAND MANAGEMENT**

Michael Shumrak, CAM  
Nick Lambiase, Jr., Director

**GUESTS**

Dan Skinner, CSI

**OWNERS PRESENT**

On file at Amelia Island Management

**DETERMINATION OF QUORUM AND CONFIRMATION OF MEETING NOTICE**

Notice of the meeting was sent via email to the Board and all property owners on January 31, 2025, 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 1:30p.m., welcomed everyone to the meeting, recognized those present and those attending via Zoom.

**APPROVAL OF MINUTES – January 27, 2025**

Crawford moved to approve the draft minutes from January 27, 2025, Board meetings; Hughes seconded, and the motion passed unanimously.

**ROOF REPLACEMENT DISCUSSION**

There was a lengthy discussion of the pros and cons of clay vs. concrete tiles and the 3 bidder's latest bid details for each of these approaches. At one point, the board voted on clay vs. concrete and the majority preferred clay because the perceived additional cost vs. the added value of clay seemed attractive.

The board directed CSI to complete a revision of their original design document (RFP). Dan said they could complete this by 2/7, distribute it to the bidders, interview them, and get responses back next week. He was also asked to take steps to learn more about Cookson since CSI has no familiarity with them.

**DISCUSS CHANGING INSURANCE BROKERS**

The board authorized Crawford and Bob to meet with Shaun Woleshin of AJ Gallagher to discuss the Association's insurance program, AJG's capabilities, and why the Association should have AJG advise on and serve as the broker for the upcoming June 2025 insurance renewals.

**ADJOURNMENT**

**There being no further business, Crawford Ward called to adjourn the meeting at 1:53p.m.**

Respectively submitted,

*Crawford Ward*

President

CW/jk

APPROVED