

PIPER DUNES NORTH CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
APRIL 30, 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.

BOARD MEMBERS PRESENT

Crawford Ward, President
Bob Hughes, Treasurer
John Madden, Secretary
Mark Kuenning, Director *(via Zoom)*

AMELIA ISLAND MANAGEMENT

Michael Shumrak, CAM
Jane Kalem, Executive Assistant
Nick Lambiase, Jr., Director

OWNERS PRESENT

On file at Amelia Island Management

GUESTS

Daria Coleman, Otis Repair Specialist
Steve Tuttle, Otis Elevator

DETERMINATION OF QUORUM AND CONFIRMATION OF MEETING NOTICE

The notice of the meeting was sent via email to the Board and all property owners on April 28, 2025, and posted on property which is in accordance with the Documents of the Association. There were four (4) Board members present, either in person or via ZOOM, which represented a quorum.

CALL TO ORDER

President Ward called the meeting to order at 9:00a.m. and welcomed everyone to the meeting and explained that the purpose of the meeting is to discuss the elevators.

APPROVAL OF BOARD MEETING MINUTES – March 24, 2025 / April 10, 2025

Bob Hughes moved to approve the draft minutes from the March 24, 2025 Board meeting; John Madden seconded, and the motion passed unanimously.

Bob Hughes moved to approve the draft minutes from the April 10, 2025 Board meeting; John Madden seconded, and the motion passed unanimously.

OTIS ELEVATOR DISCUSSION

The Board welcomed Daria Coleman and Steve Tuttle from Otis. They answered some predetermined questions and discussed the condition of the elevators and future expectations for repair/replacement. The Board further talked about the option of full modernization or short-term upgrades.

The Board reviewed the SIRS requirements (listen), getting an update from Reserve Advisors since the roofs have just been done. (listen) In July, move monies from the SIRS reserves to the general reserves and (listen)

John Madden reported that he has been in touch with Ben Gumz, the webmaster for many associations. The Piper Dunes North website needs attention and gave the recommendation to go with Ben Gumz to do a website. There will be a start-up cost and will be \$50 an hour. The Board discussed all the items that should be posted to the website and sent to Ben for posting.

Crawford Ward moved to discontinue website services with Tammy Finch and move the website to Ben Gumz; John Madden seconded, and the motion passed unanimously.

Crawford Ward stated that Martin Drury is no longer with Liberty Landscape and back with Darlington and will cancel the contract with Liberty.

Crawford Ward moved to cancel the landscaping contract with Liberty and contract with Darlington; Bob Hughes seconded, and the motion passed unanimously.

Crawford Ward explained that there is an issue with the edge on Bldg 3. A plan to correct this is being worked on with Steve, ___ and CSI. This work requires a lift to make the repair, and a solution will be shared with the Board in a few days.

Crawford Ward stated that some of the front railings on some units need to be painted and Michael Shumrak will schedule for this repair work.

Crawford stated that the pool lights have not been coming all since the last power failure. Michael will schedule this.

Crawford stated that there has been an issue with an owner's dog (listen), Josh Martin, attorney, recommended an upgrade to the Association's rules/regs to address this issue. The Board discussed how to handle this since it is not an Association issue but decided to have the attorney draft some language to address this with the owner.

ADJOURNMENT

There being no further business, President Ward called to adjourn the meeting at 11:06a.m.

Respectively submitted,

Crawford Ward

President
CW/jk