

CARLTON TOWER

The Carlton Condominium Association, Inc.

Minutes

Carlton Tower Association Annual BOD Meeting Monday, January 9, 2012

BOD Members Present

Robert Dean
Sylvia Kryns
Jack Law
Patrick Buckheit
Christopher Jordan

Property Manager Present

John Camaioni

Call to Order

Meeting was opened at 7:05 PM.

Proof of Notice

Approved as posted 14 days in advance.

Election of New Board of Directors for 2012

- Quorum of owners not present by proxy nor in person.
- Only 5 association members submitted a Notice of Intent to run for Board of Directors.
- Since the BOD consists of only 5 members an election is not necessary per FL Statute and association documents.
- The five Board of Director members for 2012 are: Patrick Buckheit, Jack Law, Robert Dean, Anthony Adams, and Christopher Jordan.

Approval of Minutes

December 15, 2011 Reserve & Budget meeting minutes were approved.

Officer Reports

Bob Dean commented that the Christmas party this year went well. Now that the holidays are behind us, we will be taking on more maintenance issues, but less intrusive like remodeling the community room was, new AC heat exchanger, plumbing in pump room, well system installation, additional work on elevators to remove squeak, install new rollers and rebalance, and then exterior lighting and paving.

John Camaioni added:

- Approval is needed for acceptance and payment of the gate contract.
- M&J Elevator will be here this week to take care of some elevator issues, including polishing of stainless steel, bowed ceiling in one elevator, and some nail heads showing on wood trim.
- Schindler will be replacing the control panel that has graffiti on it, however I still do not have a delivery date yet for the panel, perhaps 2-3 weeks.
- The city found a number of permits that have expired without a final inspection by the Building Dept. Theoretically, we can be fined. We will have to get back with the contractors and perhaps renew the permits and call for a final inspection. A couple are important.
 - The CSI pool restoration work on the pool in 2005-2006 never had a final inspection. CSI is still in business and I have tried contact with them, no response yet.
 - Another item is the plumbing work done in 2003. It looks like we can avoid the bullet on that one because we have since redone all the 2003 work under a new permit that has been closed out with final inspection. This involved switching out the galvanized pipe and replacing it with copper requiring us to remake all of those connections.
 - Then there are three others having to do with work done back in 1998-2000. I'm not sure what that work is—will have to go downtown and look at plans, etc. to make that determination. It seems that it has something to do with doors, windows, and concrete restoration.
- Our procedure today in dealing with projects requiring permits is to keep a project book, which contains copies of the permits. We then have to stay on top of each project, keeping track of the permit status. Board scrutiny is a backup.

New business

One is a committee situation that requires the vote of the Board. We will deal with that after we organize the new Board in the organizational meeting after the annual meeting.

Another issue/complaint we are dealing with is the excessive noise level on the south and east sides of the building from the Sandbar. Bob Dean has met with the owner, with police at least 4 times. Numerous complaints have been filed with the police. The Sandbar has been cited once. Bob also received comments from the police such as, "Oh, you're friends with owners of the Bluefish so you're trying to put the Sandbar out of business," and "We (police) don't want you to shut this place down because I'll lose my gig." This is from a police officer working at the Sandbar during off hours. One police tactic was to give the name, address and phone number of the complainant to the owners of the bar after a complaint was filed. Obviously we have a problem with the police department as well. Bob will ask the Board to put together a petition to distribute to residents if they wish to formalize this complaint of noise. The noise generally starts on Friday and goes through Sunday, beginning as early as 11:00 am and going until 3:00 am. It has gotten out of hand, so we really need to take further action. We need to be proactive as a building in this.

Gene Deady mentioned an issue with the valets using the alarm buttons to locate cars at B Ocean. He has tried to speak with the general manager to no avail. We have addressed this in the past and it seemed to taper off for a while, but obviously not permanently. Also, the right hand-turn traffic sign going from Sunrise to A1A south indicates a "right hand turn on red is allowed only in the right lane," yet people consistently turn right on red in the left lane as well. The sign is not clear and needs to be

addressed because angered motorists caught up in the ensuing traffic jam treat us to a cacophony of blaring horns. Next week Bob will be meeting with Charlotte Rodstrom, our commissioner, so he will address all of these issues. He plans to present the petition to the city Manager, which hopefully will turn this whole thing around.

Barbara Pope really wants some kind of nice display case in the elevator for important notices because even though we try to educate and inform people, they still don't seem to know what's happening. Jack disagreed stating that it distracts from the looks of the new elevators. We do email to about 85% of the owners all important notices. He suggested putting such notices on an easel in the lobby. Bob suggested using different colored paper for such notices to catch the eye when posting them in the four bulletin boards.

J. Camaioni stated he would start immediately to use colored paper for important announcements.

With no further business, a motion was made for Annual meeting to adjourn. Motion to adjourn passed. The Board Organizational meeting followed.