

MAB Board Meeting Minutes

Open Forum

April 15, 2025

Owner Attendance: in person: 54 Zoom: 28 Total 82

Meeting Called to order: 5:31 PM at pool1550

Flag Salute: Armand Veltre

A moment of silence for our military and 1st responders.

Roll Call: Michele Meyer

President Neil Midtgard, present, 1st VP Stephen Amante, present, 2d VP Armand Veltri, present, Treasurer Patricia Meglino, present, Secretary Michele Meyer present.

Rocky Villanueva, managers' report.

1. Current Projects:

- We are waiting for the start date from Farmer Irwin to begin repairs on the deficiencies of the fire sprinkler system so that Bar 9 can order inspections and start closing the fire panel replacement and strobe light permits.
- the third week of May the tree trimming will begin with Broedel Landscaping and Tree Service. This will take approximately 3 weeks to a month to complete, weather allowing.
- In June ,2025 the M & H Pressure Cleaning will be on property to clean the parking lots.
- Palm Beach Building and Construction are finishing buildings 1101 & 1201, and we will start building 1301 on April 23,2025. Then buildings 24, 25, 26, 22,14, 15, 16 and 17.
- In the upcoming weeks we will begin the soil stabilization with Alpha Foundation at pool 1250. When completed, we will schedule the pool resurfaced, and deck painted.

Old Business:

Neil: I would like to make a motion to approve the Board meeting minutes from Thursday February 27th, 2025.

Make a Motion: First: Armand Veltre Second: Steve Amante

Neil: any discussion: no

Vote: yes 5-0. Motion passes

Neil: I would like to make a motion to approve the Annual minutes for Monday, March 31st, 2025.

Make a Motion: First: Armand Veltre Second: Steve Amante

Neil: any discussion: no

Vote: yes 5-0. Motion passes

I would like to make a motion to approve organizational meeting minutes for Tuesday, April 1st, 2025.

Make a Motion: First: Armand Veltre Second: Steve Amante

Vote: 5-0 Motion passes.

New Business:

Neil: I would like to make a motion to approve the contract for Alpha Foundation Specialists, LLC, for \$14,640.41 for land stabilization on the pool deck 1250.

First: Steve Amante

Second: Armand Veltre

Any discussion: come to the microphone. State your name and building and unit.

Nicole Falcone: building 14 apt. 103

- What are you doing as far as pool 1250. Isn't that part of the Marina side and wouldn't that be the Marina's responsibility to cover the seawall and structuring of the seawall?

Steve:

- The responsibility for the seawall is ours. Two years ago, we had a leak. It washed out some of the earth causing us to have to repair it.

Neil:

- To repair the pool, the following steps must be completed.
- Alpha Foundation is going to put in two posts on each side of that gap then drive the posts down to bedrock. They are going to fill it with a stabilizing foam so that the deck does not move. This must be done before we can resurface the pool and the deck. It is not the Marina's issue.

No further questions.

Vote yes 5-0. Motion passes

Neil: I move to approve \$14,640.41 from reserves for land stabilization under pool deck 1250.

Make a Motion: First: Armand Veltre Second: Steve Amante

No discussion

Vote: yes 5-0. Motion passes

Neil: I would like to make a motion to approve the contract for Accurate Concrete Systems, LLC, for \$15,228.00 plus the permit fee, TBD for the road repairs at 601 and 1301.

Make a Motion: First: Armand Veltre Second: Steve Amante

No discussion, no zoom questions.

Vote 5-0 Motion passes.

Neil: I would like to make a motion to approve use of reserves \$15,228.00 plus a permit fee TBD for Accurate Concrete Systems, LLC to repair the road between buildings 601 and 1301.

Make a Motion: First: Armand Veltre Second Steve Amante

Discussion:

Patricia Meglino:

- Do we know the cost of these permits?
- Does Rocky have an idea? TBD for all the permits.

Janet Richards: Building 18

- normally the city charges a certain percentage of the job.

Neil: thank you that's useful information. Thank you, Janet. (FYI: she works for the city of Jupiter)

Vote: 5-0 yes Motion passes.

Neil: Before we go ahead to the open forum, it is important to note that this board was voted in April 1st. Over the past two weeks, significant efforts have been made to address all

your inquiries and concerns comprehensively, I want to let you know what we have been doing.

- Last Friday, Steve, the Building Maintenance committee, and I met with MTD Painting, their owners, and the regional manager of Benjamin Moore to plan our next steps, changing colors.
- At the end of April, the current proposal from MTD Painting expires for the present price.
 - Benjamin Moore explained how a computerized program works and provided us with a young lady, Brandi, to aid in changing the colors of the buildings. She is creating a computerized plan of various complementing colors, taking photos of the complex, and within two weeks we will have images showing the potential results.
- This morning, we had a zoom meeting with me, Barbara, Michele, and the lawyer Mark Freeman, in reference to the opinion that we need 2/3 vote to change the colors. If that is something you want to do, we will have to get a survey out to vote.
- Barbara: it would be 2/3 vote of each building. Should one or more buildings vote “no color change,” it will be a NO vote to change the color.

Neil: We are still in the middle of conversations with the lawyer to confirm this. I currently do not agree with our attorney’s interpretation of the law.

Michelle LeGrande: 20-104 What about the balconies? I think if you make repairs on the balcony then it should be made whole when completed. Question: when we paint will the balconies be included?

Steve: No, it will not include the floor. It is a warranty issue with Benjamin Moore. Check your building documents, everything is in there.

Neil: If you refer to the condominium docs, each building has there own. There is a limited common space which is your responsibility.

Nick DiMaio: 501-505 looking at the condominium documents it says, “it is 2/3 of the people that are able to vote”. Not each building, when will the determination be.

Neil: We are going to have it documented from the attorney on his opinion. My point is it is an alteration to the building it is not painting the building. Attorney said the material alteration to the building includes painting.

Nick DiMaio 501-505: If we get a color change and get a new price, how long before a contract is given?

Neil: We would have to start all over again getting new specs, we would need a primer and 1 or two coats; therefore, we need a new bid from Benjamin Moore.

Nick DiMaio 501-505: If we are going to paint a year out or more, I suggest we get a price to power wash the buildings and stairwells because they are dirty. I would just like it looked at.

Neil: So, noted

Ed Lopez: Building 13-401. 501 is leaking down to the ceiling on the balcony of 401. Are you saying that is not something that the Milestone people would look at?

Neil: That is something that they would look at. It will be repaired.

Phyllis Cohen 801-202. What is the cost now for the paint? The last Board said we had a contract. And it will be higher if we change the color.

Neil: We have a bid. There is no cost because we do not have a contract. We never signed a contract. It is on hold. The cost would be higher because everything going up. I cannot give you a cost right now because we do not have a contract.

Additionally, we met with our Benjamin Moore representative who said the tariffs are going to cost us more because of where the cans are manufactured. Who would have thought about the cans being an issue.

Roy Cannetti Bldg. 1201-202 Power washing the parking lots, I believe it's done twice a year. What is the purpose for doing that?

Rocky: It removes the mold that is growing on the roads because sometimes the roads get black. It is a law in the Florida Condominium documents.

Owner unidentified: Could a spot treatment be done only if it is necessary. It seems like a waste of time and money. I would like you to investigate this. Also, when we came back, we got lots of dust inside our condominium, door needs new weatherstripping. If they had put tape across the bottom of the doorframe, we would not have had as much dust.

Neil: we will address that with Robert and do the best we can.

Craig LaCarubba: 2401-303. Say you have someone living directly above you unable to care for themselves or their condominium. We all know we are all frightened by a failed toilet or a hot water heater, can any action be taken? It is a health and safety issue of not only the individual but the condition of the condominium since it affects every single person in the building especially those below them.

Steve: Each unit in each building lists an emergency contact number. The Building rep and the office has it and they can reach out to that contact person.

Craig LaCarubba: There is an invalid that lives above me. I have had to call the police and EMT's to check on her, because she was on the floor during the middle of the night banging on the door. Police suggested the office could contact a social service person to check up on her and secondly there is a mechanical facility issue. We have lifted her out of the elevator and off her floor. Nobody has been there to see her for quite a long time

Steve: I understand, but we should reach out to family first.

Neil: This is building 24-403. We will reach out to family.

Crystal Tropeano: 1201-302. It sounds like it is a health and safety issue.

Peter Ciolino: 501-502 I was a cop, and we would get calls to do Wellness checks on people. I do not know how they do it here however I would start with a Wellness check. you also have social services, and this person may need social services.

Neil: Thank you we will investigate that.

Peter: We have a lot of projects going on. I would like to know how the transition went between the old board and the new board. Was it easy? Was it what you expected?

Steve: We have had a lot of help from Rocky and Barbara.

John DeAngelis: 2301. I would like to ask Neil and Patty about the assessments and what they think? Also, I was looking at the Straight-Line vs 30 yr if we switch does the money accumulated for windows and doors go back to the shareholders or does it go into the reserve account?

Patricia: We've got our attorney looking into exactly what needs to happen under that situation right now anything we say is hypothetical so we will answer when we have the correct information.

Rosalie: 18-305 Welcome new board members, looking forward to the positive approach. My parents were original owners. My first question has to do with people on zoom those asking the questions and answering if you could please speak into the mics so that we can hear the questions and answers. The second issue is the dredging between 17 and 18. The last time Lew answered it. It was difficult to hear his response I was wondering the position the new board is taking on this.

Rocky: The Marina dredged a few months ago and the channel is already closing back up. The Dock master knows about it. It is up to their timeline to do it again.

Rosalie: What happened with the sandbags and are they helping out on bldg. 18's side?

Rocky: The guys working for the Marina wanted \$35,000 to move that sand over to the beach. When we get ready to do the RIP RAP that will be included in the repairs.

Neil: I wanted to see Derek last week but he was out. That Channel surprises me that it closed so quickly. It is going to come back. It is always going to come back but they just did not go deep enough. That is my next project, I will meet with them. I do not know how forthcoming he will be because we are in the middle of litigation. I will visit them and ask what their intent is because we all know, and you do not have to be an engineer to know they should have come with a dredger and taken the sand away. The government may allow them to go deep. It is going to be discussed.

Rocky: the story over there changes all the time.

Neil:

- Area behind 1001 and heading north to 20, 19, 18 we need to make these areas safe.
- There were three trees behind 10 that were ready to fall we cut them down to make the area safe.
- When we talk about assessments this whole project will be an assessment.
- We have 5-7 projects going on that we need to finish.

Janet Richards: 1801-301

- wanted to say behind 22/23/24 a lot of trees were removed because they were in the way of the homeowner's view. I just want to make that clear those trees, that were removed, had barn owls and all kinds of wildlife living there.

Bill Harder: 1001-202

- following up on that riprap situation behind building 10. We know that you are working on it now. A woman (Janet Richards) was here just speaking about the issue on this side. If you want to come over on a Saturday at low tide and look at that back area it is a mess. You can walk out to the channel and be knee high in water. It is a boating hazard.
- All the sand is coming from our building.
- We have lost a good four feet from the back of the building. I do not know your plans,
- Are you going to replenish the sand? That would be a huge expense.
- You must try to save what is there
- My real point is anybody talking with any of the agencies that handle this waterway.
- Is anybody having a conversation with the Army Corp of Engineers?

Rocky: I have been in touch with Marine Engineers. I went to the town engineer, and he put me in touch with private marine engineers to solve your issue.

Bill:

- Start with the town of Jupiter, invite them down on a Saturday or Sunday afternoon and sit out there and you will see it is crazy with the boats going by.
- What we are not solving is what the real issue is, especially behind building 10.
- It is a little wider over on the island side.
- If you look, it is less than 100 yards wide, and you will have 5 boats going through at full throttle in each direction.
- We get 3–4-foot waves so you can put all the rocks you want down, but they are going to be washing over them.
- Get them to turn down to idle speed. Boaters are not going to be happy, but you are not going to have to worry about any kind of erosion for a long time.
- Is there any kind of timeline? I know Michele was giving us a brief understanding of what is underway.
- Any kind of a timeline set up for that?

Neil:

- I would say no. We do have two bids for it right now.
- It would be an assessment.
- Our main thing was to try to make it safe as fast as we can and stop some of the erosion.
- We are going to try to do that right now, we must wait for the roadway concrete.
- There is a river association I will call them to inquire about their handling of this issue.

Bill: They could implement a mechanism to slow down that “area.” Because it is getting narrower.

Faye Smith: 1501- 102

- I have a concern about the temporary fencing at pool 1550.

Neil: Jeff Smith had mentioned it. We are looking into a white picket to make it more appealing. We would like to be able to repurpose it somewhere else too.

Faye: The whole color thing re: painting the buildings will cost us more money. I know we have all been homeowners in other places. This color is going to come back in style in five

years. To put more money into a different color, I think we could put our money into other places.

- I am on the 1st floor I do not technically have the balcony, but we have lighting that is very outdated. I think updating the lighting would upgrade the community.
- I take my granddaughter over to the Lakes when she visits, she is 4, because they have a playground. We do not have a playground, that is OK.
- They have speed humps there. I am not in the construction world, but they do not look like they cost a lot, but you know I live on Marina Isle Way. I see the traffic; the trucks, people complain about it all the time there seems there must be something we can do that is economical rather than spending more money on paint. Thank you, congratulations, to the board members. The new board, existing board we have great high hopes here.
- The communication already is so much better.
- But we are optimistic that the communication is going to continue to be open.

Neil: In the major cities they do not have speed bumps anymore they just cut into the roadway using a “Calming” effect on the roadway. We can investigate that.

John White:

- Should be a three-minute limit to each resident speaking questions.

Barbara asked if she could make a statement:

Shout out to Phil McIntosh, an owner in building 14, he worked with AV Doctors, and has gone out of his way to aid the association to have better Zoom communication for the owners and for the people in the audience in person to be able to hear better. He worked with me and Rocky in the office. He comes to every meeting. I really want to give him a big, huge thank you because he really is behind the scenes, giving his time and his effort and his knowledge and his energies. It was extremely hard to find someone to work on our property because our budget was so small, however; he really came through. I just really want to give him 1,000%. We have a few more things that will make it even better. A few things must be installed. We are going to have a laptop out here so the Zoom participants can speak to the board directly, instead of my reading the questions for them and then the board can answer them directly. It really is wonderful and exciting the things that have been happening. We continue to try to make it better because we do understand how important our Zoom participants are. Every meeting we have people that are sitting here, we have another 50-60 people on their computer. We want to make sure that everyone is represented here in the community.

Michele LeGear: building 20-404

- I have been asking about the lighting on the island. It is very dark. I get extremely nervous for myself and my guests. Back in March, we were told, we were going to be so happy. The lights were going to be installed.

Steve: That was a project that Rich Garcon was working on. I will reach out to him and see what the status is of it.

Neil: Florida Power & Light is the company that is helping us do these lights.

Janet Richards: The Town of Jupiter I their recent newsletter is looking into the Jupiter Inlet lighthouse preservation. They re looking into the erosion through the Lighthouse and down through Harborside. The sand bars have been there a long time. We had the speed limit prior to Harborside . The speed limit is 25mph. If the boats are going faster we need to call Marine Patrol.

Neil: 40 years since our riprap was ever touched. When we reestablish the RipRap it will be higher too.

Janet Richards: I wanted them to stop issuing permits. They said no. We could get wildlife centers that are found here in Florida to help us put pressure on the area.

Mike Larkin: 1001-501. If we have 2 bids for the Rip Rap and cannot get another company to submit a bid, when is the time to make the decision on those 2 bids.

Neil: Right now, we do not have a time frame. This board will have to decide how long we will wait. We do have two bids. It comes down to how much money we are going to spend. If you are spending hundreds of thousands of dollars then we must get 3 bids. If you are spending 14,000 thousand then 2 bids would suffice.

If we are finished with Open Forum, I would like to make a motion to adjourn.

First: Armand Veltre. Second: Steve Amante

Motion approved: 5-0 Everyone say Aye- Aye. 6:51pm