

Ashley Annual Meeting Follow-up

Feb 13, 2018

2018 Management

The Board interviewed 2 companies to understand what options are available to the Ashley in the form of outside property management. It was decided that, at least for this year, that the Ashley would continue with a resident managing the property. Heidi Caine is a licensed Community Association Manager and has agreed to take on the responsibility of our building. This will be a 15 hour a week position with no nights or weekends requested from the owners, unless there is an emergency. The Maintenance Supervisor position will not be filled. Heidi will manage the staff, along with correspondence, and owner requests. Heidi will report to the Board. All owners have signed the Rules and Regulations of the Ashley and are expected to follow them and insure their guests and contractors do as well.

2018 Insurance

The Board reviewed two company's proposals for insuring our building and has decided to remain with the firm that has been handling the Ashley for several years. The review proved that our current company was competitive and was the right go forward option.

Docks- Legal Action or Replace

Our docks, piers and pilings were damaged during Hurricane Irma due to a watercraft that we believe to have been negligent in its preparedness for the oncoming storm. Due to this, it broke loose from its dock slip and traveled down Indian Creek damaging 7 other properties in its path. Unfortunately, our docks, piers and pilings are not insured due to age and condition. We are only insured for liability should someone injure themselves on our docks.

Joe DiBella has done extensive research with maritime attorneys and we now need to make a decision whether we pursue litigation to recover the damages to our property without a guarantee of winning, or repair the pier at our expense. Should we not minimally restore our dock it may be considered by the city as abandoned and we will no longer be grandfathered in for having this amenity. There is also revenue to consider as living on the water and having dock slips that could be rented could prove to be a financial bonus to the property in the form of revenue as well as increased property value to our units. In order for our docks to be properly insured they need to be made out of a better substance than wood, concrete has been recommended.

Hallway Fresh Air AC Compressor/Condenser Replacement

Our hallways operate on a totally different system from the tower that governs our individual AC units. As many of you have experienced our hallways often get muggy, this is due to our need to replace these two units on our roof. We have bid out the project and the best bid that we have gotten will cost the building \$33,600 to install. This is not with Pyke it is with A&P Air Conditioning, a company we have used in the bidding process on numerous occasions. The Board is in the process of determining the need for an assessment. Once that review is complete, a separate meeting with 2 weeks notice will be called for the Board to formally declare the assessment. Please allow this communication to apprise you of the possibility.

Additional Hours for Joe Alampi on Saturdays

The Board has had many requests to increase our front doorman hours, most especially on Saturdays. Joe has agreed to increase his hours on Saturday an additional 5 ½ hours taking his shift from noon till midnite.

South East Parking lot Corridor

In the annual meeting it was mentioned that we used to have beautiful landscaping that flanked our parking lot on the south side. This property is not part of the Ashley's lot line and belongs to 5600. Heidi Caine went next door to speak with the Property Manager to request that some sort of landscaping in the form of a hedge be planted in order to reduce the amount of debris that blows onto our property now that they have left this a dirt lot where their maintenance vehicles park. The Property Manager said they are currently working their way around the building with new landscaping and they would tend to that area when they got to that side.

AC Tower

As of the writing of this memo, the AC tower is expected to be operational within the next 24 hours. It is said that it will be quieter, as well as it is certainly less unsightly from the road.

Pool Bathroom Remodel

The Board would like to request that a committee of interested parties in the remodel of our Pool bathrooms to be assembled. This committee will determine what needs to be done and what the end result will be. They will assist Heidi Caine with securing estimates from licensed contractors. If you are interested in participating in this project, please contact Heidi Caine.

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