CYPRESS CHASE CONDOMINIUM ASSOCIATION “D” INC.

**TOWN HALL Meeting**

Date: Thursday, March 16, 2023 in the Clubhouse

**MINUTES**

The Meeting, conducted by Herbert Santiago, Property Manager Consultant to Cypress Chase “D” was called to order at 7.00 p.m.

Proof of Notice of Meeting has been Posted: Yes

Ms. Linda Fishkin, a representative of the Board of Directors from Cypress Chase Condo Association “B” was introduced and welcomed to the meeting.

**1.The meeting opened with a short video where Atty. Eric Glazer elaborated on the new laws which are set to govern Condo living in Florida. His discourse included qualification for Board members, structural and electrical inspections for condo buildings three stories and higher, the mandate for reserves for repairs, the approach by investors/developers to buy older condo buildings, destroy them and replace with newer, more expensive buildings for profit. Also mentioned was the demand by the remaining few insurance companies in Florida (Citizens – the company of last resort) for higher insurance rates relative to the inspections required – 40-year inspections for structural, electrical, roofing and plumbing, etc.**

2. Introduction of Juan Santana, the roofer who informed the residents of the present condition of the roof on both Buildings 7 & 8. He showed via video **structural damages, lack of pumps to alleviate settled water, wires submerged underwater, clogged drains, tadpoles in ponds on roof, no pitch to the roof for drainage, etc.**

**He mentioned that Citizens, the Insurance company, will not insure our roof without a warranty and maintenance plan. Per State statutes, our buildings cannot have more than 1“ of water at any given time; also that the price of insulation has gone from $13 to $38; Roof recovery saves money, but our roof needs to be torn out. The Engineer and Manufacturer will not sign off unless the present silicone roof is torn down to concrete, then a vapor barrier is applied, and the Pitch/slope must be about 8”. Also, there must be a maintenance warranty, with Maintenance logs being kept to ensure work and maintenance after completion. The roof must be replaced by December 2023.**

**The approximate cost to replace roof is $1.7 to 2 million – insulation cost alone is $0.5million and competitive bidding is required by law. The roof is approximately 74,000 square feet. Due to Surfside’s collapse, many new laws are being implemented. (The roofer will not coat the roof as they don’t believe it will fix issues with roof.)**

**Directors and insurance policy states that the Board relies on professionals as they are not experts in construction.**

**The State is passing stronger laws regarding condos, and the Board can be held personally responsible for not putting structures in place. There must be a level of co-operation and communication and understanding among homeowners and the Board. “The association includes everyone.”**

**Question & Answer session:**

**Q: Will the present roof be able to sustain hurricane weather this summer?**

 **A: “We don’t know because we don’t know how much water is underneath”. Also, the President mentioned the flooding of over four Units because of water from the roof, as well as the growth of mold that is being taken care of by the Board, therefore she doesn’t think “we’ll be able to survive a hurricane.”**

**Q: “How old is this roof?” “Is there a warranty?”**

**A: “Silicone roof has 5-year lifespan, and we are in the fifth year.”**

**“Citizens will not recognize silicone roof for insurance.”**

**Q: “In 2020, was silicone roof a good solution, was it accepted by the insurance?”**

**A: “No”. “in 2020 when the board decided to re-roof with silicone, the Canadians were not consulted.”**

**Q: Was there a committee or did the board decide on their own?”**

**A: “In 2020, there were 7 board members – 2 were Canadians. The entire board voted for silicone, based upon the contractor’s suggestion.”**

**3. Presently, there are three claims filed against the Association. Homeowners are reminded that every claim against the Association was also against themselves. A liability of slip & falls - Injury claims are paid by everyone in the community.**

**4. Lack of lights**

**- at the main entrance to the property - questioner was asked to send request by email. - Installation of the bright lights in the parking lot and the common areas: \*40-year inspections required installation of the high intensity lights in the parking lot; \*Police recommended increased lighting to deter crime, hence the bright lights inside the courtyard.**

**5. “Access to records and official inquiries –**

**Presenter response was that 10 days are allowed before response which can be read or photographed – NOT delivered; takes 30 days to respond to official inquiry.”**

**6. Question: When can we get a copy of the 2021 financial audit that should have been done by June 2022. “the 2022 board should have ordered audit for 2021 and were responsible for inspections”**

**The response: there were a few changes in the Board of Directors of 2022, all items were not transferred properly, therefore the audit could not have been completed by June 2022. The Moderator asked who was the CPA during 2021 and said he himself would request the audit from that company.**

**7. Codes must be adhered to. Residents were told of the new mandate to have Fire alarms installed in every bedroom. The new Law requires that smoke alarms must have a 10-year lithium battery.**

Meeting was adjourned after an hour twelve minutes.