

BOUCHELLE ISLAND XII CONDOMINIUM ASSOCIATION, INC.

Minutes, Board of Directors Meeting

March 30, 2026, 11:00 am

The meeting was called to order by Bob Carson, President at 11:00 am. Notice of the Meeting was emailed and posted on March 18, 2026. A Quorum was established with Board members Karl Bergstresser, Bob Carson, Lew Marshall, Patrece Robinson, Joel Smith, Vicky Van Gorder, and Roger Van Wey in attendance as well as Debbie Kreinest (property manager). Owners present: Judi Andrews, Steve Buck, Nancy Carson, Bruce Chisholm, Rich Dierker, Lynn Dietrich, Pat Hart, Apryl Keenan, Peggy Powell, Pat and Jeff Richardson, Jim Schrader, Debbie Smith, and Mark Van Gorder.

Approval of Minutes: Karl makes a motion to accept the February 19, 2026 revised Board Meeting Minutes, Lew seconds. All in favor, motion passes.

President Comments: Bob – re-emphasize three objectives of the Board:

- Carefully manage BXII finances and budget – primary objective
- Optimize value of investment of buildings 438 and 436 with good stewardship, i.e. painting of the building
- Continued enhancement of livability and enjoyment for all residents

Owner Comments:

- **Judi Andrews** – concrete block outside of 438-105 continues to be an eyesore, which is impeding the ability to sell her unit. She has addressed this with Lindsey (CSA office) several months ago, since it has been determined by Mike Feeley that this is a CSA responsibility; a new CSA Board has now been seated, with Rocco replacing Mike as President. Knowing this was CSA's responsibility, Karl submitted a landscaping ticket to Lindsey to resolve the issue in 30 days, who passed it to Yellowstone, yet CSA has done nothing yet. Goal is to remove wall/cement, add good soil to support grass and bushes, and maintain area. If Board would like this to happen, we should endorse this with a timeline attached. Joel motions to give CSA 45 days to rectify problem. If not resolved, find an alternative. There was no second. Other deadlines on the table were 30 days, 60 days and 6 months. No timeline motion was approved. Final Consensus: a ticket was submitted with a 30-day time limit; this is a CSA issue and liability. Judi will follow up with CSA.
- **Judi:** who is responsible for replacing landscaping that was removed outside her unit? CSA.
- **Judi:** There are water hoses running outside her unit; is this an added expense to her water bill? Bob - there are no individual meters, only one meter per building. Everyone is charged the same for water.
- **Steve Buck:** needs approval for removing inadequate back patio doors in 438-401 and replacing with highest rated hurricane impact resistance doors. Scaffolding will be necessary. Company needs 4 months lead time for ordering/scheduling; if granted permission to order now, tentative scheduling will be in July. Permission granted by Debbie and Bob. Also needed is permission to schedule 2-day demo for removal of floors, cabinets, doors going to back patio, etc. Permission is granted for 2-day demo to commence after Easter. Timely notification will be sent to Owners to prepare for noise related demolition.
- **Bruce Chisholm:** Who should be contacted regarding barge outside his unit? Put a ticket on-line to CSA.
- **Bob** (request from Dan Vartan): Dan would like to replace his unit's 2 wood front doors (436-401) with metal doors. As long as they look the same with same color, this is fine with proper submitted form documentation.
- **Roger:** check on door of 438-101 which does not match other doors in Building 438.

Painting Committee Update (Jim, Lew, Bruce):

Lew: Painting will commence in October 2026. Committee met with three companies:

1. Committee met with Twin Palm Builders, Inc. Painting and Waterproofing Division (details provided during the February 19, 2026 Board Meeting).
2. Committee also met with Florida Coatings & Waterproofing, LLC., and their proposal (\$36,900 per building included the following:

Areas to be Painted -

- All exterior vertical and horizontal stucco/masonry
- All hurricane shutter boxes/frame (excluding roll down panels)
- All masonry railings
- All unit and common area doors and frames, exterior side only
- All open stairwell walls and ceilings
- All downspouts
- All masonry A/C pits (and repair any cracks)
- All catwalk decks, stairs and landings
- (9) Aluminum/glassed ground floor glass frames (areas to be marked with blue tape)
- Pump house stucco, doors exterior side only (including blue offline pipes)

Areas Not to be Included -

- Aluminum sliding glass doors
- All screen in or glassed-in patio walls, ceilings, decks.
- Hurricane shutters and frames
- Light fixtures and light poles
- Roofs
- Factory finished surfaces
- All interior portions of the building
- Any other areas not specifically mentioned under Scope of Work.

Alternates: Time and materials for extra items listed (\$75 per hour per man hour/material cost)

Repair spalling on Building 438, unit 402 and 304. There will be a Project Manager (a committee member) while painters are working, and address time as necessary.

3. Committee also met with Robert Horner Painting and has not yet received a contract proposal from them. Debbie will contact Robert Horner and will have a proposal by Wednesday. (State law requires 3 estimates before choosing a contractor.) Board will vote on committee recommendation at April 2026 Board Meeting.
- Proposals and Board consensus is to eliminate pressure washing of building roofs. This will be removed from the painting budget. Painters will not need access to individual units.

Finance Report: Karl

Karl: Finance Committee of Karl, Lew, Bob, and Patrece met on March 19. Also, Jim and Bob decided to step down as Committee members. 2025 Compiled Financial Statements, CD renewal, and Adjustment of Balances in Reserve Statement were covered during this meeting and will be discussed today.

1. 2025 Compiled Financial Statements

- a. Compiled Financial Statements (report prepared by Julie Ronci, CPA), this is a State requirement; CPA cost was \$2,200. Not necessary to have CPA prepare each year; we could do this ourselves, using existing financial reports, then compile an end of year statement. This would need to be voted on by the Board and BXII community.
- b. Included is balance sheet, revenue & expenses sheet, changes in fund balances, cash flows, and changes in reserve accounts.

Debbie: Julie Ronci, CPA was chosen to complete this. When asked, she stepped right up to compile this, given time constraints; her cost was very reasonable. Much was learned from this report for Bouchelle XII going forward; also, tax return needs to be paid- \$999, signed by Karl.

Karl: Financial reports were revised from Dec 2025 to Jan and Feb 2026; revisions are on website.

Karl makes a motion that the Board approve the 2025 Compiled Financial Report for distribution to Bouchelle XII owners as soon as possible. Patrece seconds, all in favor, motion passes.

2. CD Renewal -

Handout provided shows 2026 Reserve Cash Projections

a. Reserve Assets:

- i. Money Market balance is \$86,000+transfer from Ops Accounts = \$124,571 by 9-1-26
- ii. Live Oak CD matures on April 17, 2026 at \$136,339 (before additional interest is credited from 3-1-26 through 4-17-26).
- iii. Total Reserve Assets $\$124,571 + \$136,339 = \$260,910$

b. Reserve Expenses:

- i. Additional DynaFire in 438 (\$4,600), alarm work in 436 (\$5,811), painting expenses (\$101,600), patio roof repair (\$8,000), total 2026 expenses in Reserve Cash Flow are \$120,011
- ii. New Estimate of Patio Roof Repair from G&W Roofing - at \$16,000 (Jim will get a breakdown of cost per patio roof repair). Owner will pay for tile demolition, and BXII will pay for sealant of patio flooring; future flooring is not to be modified by owner, because it negates warranty. Patio floorings should be completed before painting of building begins.
- iii. Total Reserve Expenses of \$120,011 + additional \$8,000 from G&W Roof Estimate = \$128,011
- iv. Must maintain \$50,000 in Money Market, reduce CD by \$45,000 with remaining amount in CD=\$90K
- v. Bob – Hold on moving CD funds until mold discussion in 436 (205/105) is resolved:

Water/Irrigation/Mold Update – Building 436, units 205 (Rich Dierker & Debbie Smith-owners) and 105 (Jeff & Pat Richardson-owners)

Debbie - leaks in units 205 & 105 bathrooms have caused mold per air testing by CFL Environmental Solutions. Debbie will reach out to Robert, On the Spot Mold Restoration & Remediation to rectify (no estimate yet). Total spent by BXII to date \$1,149 (CFL) + \$972 (Tyler Plumbing) + \$550 (Kyle). Bob OK'd to pay out of Operating Budget. What is responsibility of Owner and what is responsibility of BXII? Owners pay deductible plus anything inside condo. BXII pay any damage inside condo walls per By-Laws and Articles of Incorporation (pg.11).

Answers to Jeff & Pat questions:

- Details about process, estimates and completion will come from Robert at On the Spot.
- Unit Owners will get information from Debbie re: owner responsibility for repairs after remediation.
- BXII pays for tub drain leak & repair, soil stack between bathroom walls & kitchen walls, mold inspection & mold remediation repairs (inside walls)
- Debbie is primary contact for questions/updates.

Karl makes a motion that the Board approve reducing the Live Oak CD maturing on 4/17/26 by \$45,000 and reinvest the remaining amount in a 1-year CD. Bob seconds, all in favor, motion passes.

3. **Karl** - Discussion ensues to adjust negative balances in Reserve Statement, and as needed, re-balance in the future.

Karl makes a motion that the Board approve the following changes to reserve account balances to take effect as soon as possible:

- move 20K from Account #2305 Structural Flat Roof to Account # 2315 Structural Exterior Walls
- move 15K from Account #2305 Structural Flat Roof to Account #2320 Structural Fire/Safety/Alarm
- move 10K from Account #2405 Non-Structural Lg Carport Roof to Account # 2403 Non-Structural Carports Paint

Joel seconds, all in favor, motion passes.

Board Comments:

Joel: Please clarify DynaFire charges. Debbie: we must pay for these safety issues that DynaFire has reported to Fire Marshall. After BXII completes payments to DynaFire, they finish all their work, and it is time to begin new inspections, we will search for replacement contractor (April or May).

Lew makes a motion not to clean 436 and 438 rooftops. Roger seconds, all in favor, motion passes.

Next Meeting: 11am, Thursday, April 16, 2026, BXII Carports

Adjourn: Patrece motions to adjourn the meeting at 1:08 pm, Bob seconds. All in favor, motion passes.

Minutes transcribed by Patrece Robinson: 04-02-26