

# **COA 2025 Board Meeting Minutes**

Caribe Owners Association, Inc. Board Meeting held at 28103 Perdido Beach Blvd. B100 Orange Beach, AL 36561 at 10:00am on March 15th, 2025.

## **Present**

### **Board Members:**

Rick Legendre  
Larry Wireman  
Lester Boihem  
John Evans  
Judy Wireman – Treasurer

### **Board Guests:**

Stan Szapiel – Caribe General Manager/Qualifying Broker  
Daniel Craven – Craven & Perry  
Lynn Perry - Craven & Perry  
Richard Buckley – Insurance – Acrisure Insurance  
Sandi Hunter – COA Accounting

### **Owners:**

John Lockard – B1202  
Heather Singh – CPH15  
Robert Winkler – D211  
Fred Drews – D507  
Jerry Drews – D507  
Dolores Baudo – D615  
Robert Simmons – D615  
Jim McClain – D1009  
Danny Chase – D1109  
Sharon Chase – D1109

## **10:07 AM**

**Rick Legendre** – Called Meeting to order. This is the 24<sup>th</sup> Annual Board Meeting.

**John Evans** – Roll Call. All board members are present. Joe Mendola has stepped down and resigned so he is no longer present.

**Everyone at the table introduced themselves.**

**Rick Legendre** – We have a few issues to discuss.

## **Stan Szapiel**

### **Budget:**

- Fourteen days ago, we sent out the packet with a draft of the budget to all owners. There were a few minor changes after the CPA went over it.
- The revenues are good.
- Miscellaneous Income from the Cabanas – for 2025 is budgeted for \$135,000 in Rental Income.
- We increased the Administration Management Fee to accommodate Hayli Parnell and Caleb Glover's salaries.
- Beach Mouse – Beach Mouse Trappings – It was budgeted for \$24,000 but cost \$18,000 with Mr. Wendell Neal passing away and his wife taking over charged \$18,000. This year we will be budgeting \$18,000 and we will be using another group for the trappings, and this will decrease a lot (possibly down as far as \$6,000).

### **Maintenance:**

- The pool is under budget.
- Landscaping will go up as the freeze/snow did a lot of damage.
- The Elevator service for the two elevators to the lazy river needs major work or replacement. We are still waiting on bids but so far, they are coming in between \$659,000 to \$730,000. The elevators are expired and need to be replaced. They typically have a life expectancy of 20 years and ours are past that.
- Security – During Spring Break last year we couldn't get outside services to come in and we hired our own staff for security while being paid overtime. It ended up saving us money and we had better services. We also used wristbands. Last year was very successful. We will implement that again this year.
- Some utilities were up.
- Insurance will be presented at the Owners' Meeting later today.

### **Tiki/Cabanas:**

- The Tiki bar pays in rent in 2024 \$1,875 and in 2025 \$2,350 monthly - 7% each year. The Cabanas are a flat fee for rentals. We hold 25%, Realty gets 5% for Credit Card processing and checking guest in, COA gets 75% and Cobalt gets 20%. Cabanas are open from 9:00am to 6:00pm starting March 15<sup>th</sup>. There is already \$54,000 in revenue booked for this year. The cabanas cost approximately \$40,000 per cabana. They will pay for themselves and will generate income within a couple/few years.

### **Building Maintenance:**

- \$275,000 is too low on the budget and will be more for 2025.

### **Flood Insurance vs. FEMA:**

- FEMA is better since they have studied over the past 15 years and have looked at the payouts and have now adjusted the maps, based on elevation certificates. Insurance has looked at all options.

**Rick Legendre** – Makes a motion to approve the budget, Lester Boihem and John Evans both make second. All board members were in favor, Aye to approve. All Ayes. **Budget is approved.**

**Stan Szapiel** – The Capital Expenditures are about \$80,000 for the pools, Maintenance of the garages \$150,000 and Elevators will start at \$659,000.

**Garage Repairs:**

- We have filled the cracks in with a Polymer to divert the water away from the pilings. The bowl of the pool is slanted with water going into the gravel. We are not sure how the water is getting to the crack. We are not able to get to the gravel level to fix the damage but are hopeful the polymer will keep the water from getting to the pilings. There have been several structural engineers that have looked at it and we are currently under one for the repairs.

**Elevators:**

- The Elevators are on a maintenance program. The elevator(s) at the lazy river are past their life and need to be replaced. The condo elevators will take about ten years to replace/update if we do a couple at a time. Each year moving forward will need to be looked at. It will be a big expense down the road.

**Automatic doors:**

- The automatic doors are also in need of replacement and will be looked at and future budgets will be implemented.

**Insurance:**

- General Liability is the same as last year. All others are plus or minus 10%. We are hoping to be down about 25% and will know the final price in the next two weeks. Next year will be dependent on this year's weather. Our insurance company write so many condominiums policies all along the coast between Biloxi, MS and Panama City, FL and thousand of others which brings our premium down. That's Great News for us! Phenomenal job!

**Lynn Perry** – How long did it take for us to get back up and running after Hurricane Sally?

**Rick Legendre** – We were one of the first to be able to reopen compared to others that had major assessments. For Caribe to use Larry Wireman, saved us major money and time!

**Rick Legendre** – We have been getting complaints about the decorative lighting with some people's personal taste wanting to have no lighting allowed on the balconies (or in sight) They would like to prohibit lighting. After much discussion it was agreed that lighting would be allowed during the holiday season from Thanksgiving until the 15<sup>th</sup> of January. If holiday lighting is left up after that date (or before Thanksgiving) then there will first be a warning and then the second offense would be a fine. Stan will enforce the communications to unit owners if they do not adhere to the policy.

**Rick Legendre** – Motion to the new lighting policy, John Evans, seconds the motion.

**Stan Szapiel** – Will oversee the policy.

**John Evans** – Motions to adjourn, Lester Boihem, seconds the motion. **Meeting Adjourned.**