

Caribe Owners Association, Inc.

2026 Board Meeting Minutes

Date: March 21, 2026

Time: 10:00 AM

Location: 28107 Perdido Beach Blvd, D100, Orange Beach, AL 36561

1. Call to Order

Rick Legende called the meeting to order at 10:00 AM.

This marked the **25th Annual Board Meeting**.

2. Roll Call

All board members were present. Attendees introduced themselves.

Board Members

- Rick Legende
- Larry Wireman
- Mark Taupeka
- Judy Wireman – Secretary/Treasurer

Board Guests

- Stan Szapiel – Caribe General Manager
- Daniel Craven – Craven & Perry
- Lynn Perry – Craven & Perry
- Bobby Poundstone – Bradley, Arant, Boulton, Cummings, LLC
- Greg Tober – GST Insurance
- Caleb Glover – COA Owner Relations
- Sandi Hunter – COA Accounting

Owners

- Gary Hunt (Candidate) – B0316 & B1204
- Jim McClain (Candidate) – D1009
- Jerry Lawson – D0403
- Joe Mendola – DPH07
- Heather Webb – CPH15
- Robert Winkler – B0609 & D0211
- Deidre Winkler – B0609 & D0211

Rick Legende introduced board candidates:

- Gary Hunt
 - Richard Kincaid
 - Jim McClain
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3. Insurance Report – Greg Tober (GST Insurance)

- The insurance market is transitioning from a **hard market to a soft market**.
- Weather significantly impacts premiums; wind was the largest factor in 2024.
- No named storms impacted the coast in 2025.

Key Points:

- Approximate **18% reduction** in general insurance conditions.
- Caribe is expected to see approximately a **38% reduction in premiums**.
- Lower premiums are attributed to:
 - 100% concrete construction
 - Multi-building structure
 - Stronger materials compared to other properties
- Many comparable properties have higher deductibles.
- Final proposals are expected within the next week.

Additional Discussion:

- Installation of **leak detectors in all units** could:
 - Reduce insurance premiums further
 - Pay for themselves over time
 - Full participation would be required.
 - Larry Wireman will prepare a presentation for the Board.
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4. Budget Report – Stan Szapiel

- Budget draft distributed to owners approximately two weeks prior.
- Minor revisions were made following CPA review.
- Minimal changes resulted from the audit.

Financial Overview:

- A **2026 assessment will be imposed**.
- Dues have only increased 2–3 times in 20 years.

- Rising costs include:
 - Electricity increases averaging **\$33,000 annually** since 2022
 - Over **\$100,000 total increase** since last dues adjustment
- Significant expenses since Hurricane Sally include:
 - Painting
 - Repairs
 - Maintenance improvements
 - Lazy River Deck

5. Capital Expenditures (CapX Projects)

Fitness Room (D Building)

- Full renovation planned
- New fitness equipment to be installed

Pool Deck Furniture

- New loungers and tables for all three buildings
- Expected lifespan: 7–10 years
- Standardization across buildings

Note:

- Tariffs increased costs by approximately **\$110,000**
- Larry Wireman, purchasing 100 units personally reduces COA cost by ~\$25,000
- Sample lounge will be available in the Owners Meeting Room

Umbrellas

- 50 new deck umbrellas
- Lifetime warranty

Water Slides

- Resurfacing instead of replacement
- Significant cost savings

Elevators

- Extensive upgrades required

Details:

- Building B Elevators:
 - Analog system (obsolete parts)
 - Approximate cost: **\$704,000 for two elevators**

- Buildings C & D:
 - Digital systems
- Status Updates:
 - C Lazy River elevator: Complete, pending state inspection
 - D Lazy River elevator: Work begins in ~4 weeks, completion before summer

6. Operations & Community Updates

- Big Spring Break begins April 5
 - Current occupancy: ~68% - 70%
- Baldwin County Spring Break begins April 13
- Security measures are in place

Resident Concerns:

- Dogs exceeding 25 lb weight limit
 - Quiet hours (10:00 PM – 7:00 AM) conflict with:
 - Sports courts open until 11:00 PM
 - Noise from basketball activity
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7. Legal Update – Daniel Craven

- Ongoing **2022 lawsuit** developments:
 - 7th amended complaint was dismissed by the judge
 - Potential for an 8th amended complaint
 - Remaining plaintiffs: approximately 3–4 unit owners
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8. Budget Approval

The Board **approved the 2026 budget.**

9. Executive Session & Adjournment

- Motion to enter Executive Session: Mark Taupeka
- Seconded by: Rick Legende

Meeting adjourned.