

Caribe Owners Association, Inc.
Annual Owners Meeting Minutes
March 21, 2026 | 1:00 PM

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

1. Call to Order

The meeting was called to order at 1:00 PM by Rick Legendre. He welcomed all attendees, including first-time participants and new owners. The meeting opened with a prayer, followed by the Pledge of Allegiance led by Rebecca (daughter of John Evans).

2. Roll Call

Rick Legendre conducted the roll call. Present were:

- Rick Legendre
- Larry Wireman
- Mark Taupeka
- Judy Wireman, Secretary/Treasurer (non-board member)

Stan Szapiel introduced staff.

Caleb Glover confirmed that a quorum was present.

3. Approval of Prior Meeting Minutes

A motion was made by **Rick Kincaid (Unit D0601)** to waive the reading of the 2025 meeting minutes. The motion was seconded by **Frank Nettles (Unit D0712)**. The motion carried unanimously.

4. Board Elections

Stan Szapiel announced that all five board seats were up for election. Six candidates were running to fill five positions. Attendees were instructed not to mark ballots until all candidates had presented.

New candidate introductions included:

- Richard Kincaid

- Jim McClain
- Gary Hunt

Ballots were distributed and collected for counting.

5. Presentations

Financial Audit Report

Hannah Burkhardt, CPA (Grant, Sanders & Taylor), presented the 2025 Financial Audit Report, including the balance sheet, expense variances (2025–2026), audit findings, and cash positions.

Discussion:

- **John Sparks (Unit D0812)** inquired whether revenue from cabanas and the tiki bar is taxable income; this was confirmed as taxable.
 - **Danny Chase (Unit D1109)** asked about omissions in the audit report; Hannah Burkhardt clarified details regarding the reserve study omission.
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Insurance Update

Greg Tober (GST Insurance) provided an insurance update.

Key Points:

- Approximately 18% reduction in general insurance conditions across the Gulf region.
- Caribe is expected to see an estimated 38% reduction in premiums.
- Contributing factors include:
 - Transition from a hard market to a soft market
 - 100% concrete construction
 - Multi-building structural advantages
 - Comparatively lower deductibles at other properties

Final proposals are expected within one week.

Additional Discussion:

- Installation of leak detectors in all units could further reduce premiums; full participation would be required.
 - Larry Wireman will prepare a proposal for Board consideration.
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Budget Overview

Stan Szapiel presented the budget update:

- Minimal changes following the audit review.
- The Board approved a special assessment.
- Monthly dues have increased only three times in Caribe's history.
- Rising operational costs, including payroll and utilities, continue to impact the budget. The Electric Utility costs have increased approximately \$33,000 annually since 2022.
- Post-Hurricane Sally repairs included major maintenance, painting, and replastering.

Rick Legendre requested clarification on the use of assessment funds exceeding insurance proceeds.

6. Capital Expenditures (CapEx Projects)

- **Fitness Room (Building D):** Full renovation planned with new equipment.
 - **Pool Deck Furniture:** Replacement of loungers and tables across all buildings (7–10 year lifespan; standardized design).
 - Tariffs increased costs by approximately \$110,000.
 - Larry Wireman personally purchased 100 loungers, reducing COA costs by approximately \$25,000.
 - **Umbrellas:** 50 new deck umbrellas with a lifetime warranty.
 - **Water Slides:** Resurfacing planned instead of replacement, resulting in cost savings.
 - **Elevators:**
 - Building B: Obsolete analog system; replacement cost approximately \$704,000 for two elevators.
 - Buildings C & D: Digital systems.
 - Status updates:
 - Building C Lazy River elevator: Complete, pending state inspection
 - Building D Lazy River elevator: Work to begin in approximately four weeks; completion expected before summer
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7. Budget Approval

A motion to approve the budget was made and seconded by **Frank Nettles (Unit D0712)**. The motion passed unanimously.

8. Owner Discussion

- **Shirley Rowe (Unit B1013)** asked whether excess assessment funds are held in escrow; it was clarified that funds are applied to operational and capital expenses.
 - **John Sparks (Unit D0812)** asked whether the assessment would be ongoing. Stan Szapiel explained that assessments provide flexibility compared to permanent dues increases. This was a board decision.
 - **Terry Snow (Unit D0616)** stated that, as a nine-year owner, assessments are a necessary measure and preferable to large one-time costs.
 - Larry Wireman expressed support for assessments as a financial tool.
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Resort Fee Discussion

Rick Legendre initiated discussion regarding the implementation of a resort fee. There was strong owner interest.

- **Gilbert Broussard (Unit B1002)** suggested exploring ways to defer costs.
- **Craig Rapiere (Unit D0613)** noted potential impacts on rental rates.
- **Diedre Winkler (Unit B0609)** raised concerns about guests of renters using amenities and asked whether fees could be applied.
- **Sandra Simms (Unit D1007)** referenced legal research and stated that implementing a resort fee may be permissible. She made a motion to pursue implementation.
- **William Moore (Unit B1003)** seconded the motion.
- COA Attorney Daniel Craven advised that legal review and potential amendments to governing documents would be required.
- **Craig Rapiere (Unit D0613)** indicated that bylaws may allow for such a fee.
- Stan Szapiel noted operational considerations, including the need for staffed check-in at each building.
- **John Sparks (Unit D0812)** recommended keeping any resort fee low to remain competitive.
- **Ann Humphrey** expressed concern that a resort fee could negatively impact rental income.
- **Mark Lewis (Unit D0508)** suggested further discussion regarding parking or resort fees.
- **Eva McDuffie** noted that nearby state parks charge a 15.5% resort fee.

A motion to further investigate the implementation of a resort fee passed with one opposing vote.

9. Additional Topics

- **Ring Doorbell Policy:** Some units are equipped with Ring doorbells; key management varies by rental company.
 - **Interior Paint Colors:** Updates deferred due to high cost.
 - **ACH Payments:** Owners are encouraged to use bank bill-pay services.
 - **Kayak Storage:** Tags will be issued; untagged kayaks may be removed after a designated period.
 - **Pet Policy:** Dogs must weigh 25 pounds or less; service animals are exempt.
 - **Window Coverings:** Units must have white shutters or curtains.
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10. Election Results (2026–2027 Board Members)

Caleb Glover announced the following elected Board members:

1. Larry Wireman
 2. Rick Legendre
 3. Mark Taupeka
 4. Gary Hunt
 5. Richard Kincaid
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11. Adjournment

A motion to adjourn was made by Rick Legendre. The meeting was adjourned.