

CARIBBEAN CONDOMINIUM MANAGEMENT ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
April 14, 2026

Kevin Miller, President, called the Board of Directors Meeting to order at 6:00 PM on Tuesday, April 14, 2026. The Meeting was available to owners via Zoom video conferencing. He informed the owners that the Florida Legislature now recommends that all condominium associations hold quarterly meetings. CCMA will meet in February, April, July, October, and November in 2026.

Present: Board members, Kevin Miller, Brenda Hardy Hillhouse, Russ McCurry, and George Magriples. Suzy Benn was Absent. Nick Pandelos, Manager, confirmed that a quorum of the Board of Directors was present.

Nick Pandelos, Manager, and 14 unit owners attended via Zoom.

MANAGER'S REPORT: Mr. Pandelos reviewed the status of the 2026 Projects. The Exercise Room is nearly complete with new equipment, flooring, paint, ceiling tiles, and lighting. New parts were installed in the Sauna and it is now fully operational. New floor and wall tiles have been installed in the basement restrooms. Other enhancements to the basement level and restrooms will continue over the next few weeks. The resealing of the Atrium Glass is underway. All caulking of the vertical and horizontal joints has been removed and replaced with an upgraded structural sealant /caulking. Cleaning of the Atrium windows will immediately follow. Many of the plants on the property were damaged by the February freeze. Landscaping enhancements are scheduled over the next several weeks. Annual concrete maintenance and restoration is scheduled from April 27 through May 15. Owners were advised that there will be noise from the work being performed at that time, 9:00 AM to 4:00 PM, weekdays only.

NEW BUSINESS:

Lower Lobby Entrance: Mr. Pandelos informed the owners that the engineer will inspect the window frames of the lower lobby entrance to determine whether the window system needs to be replaced at this time. This area is not included in the 40-year plan.

Annual Fee for Engineering "Concierge Service": Mr. Miller reviewed the proposed Annual Consulting Agreement (ACA) presented by our Structural Engineer, CRA & Associates (CRA). CRA proposes an ACA to support proactive maintenance planning, baseline condition documentation, and on-call engineering support for the Association. The goal is to keep small issues small, improve budget planning, and provide a repeatable, well-documented process for building-envelope and structural maintenance decisions. Mr. Miller and Mr. Pandelos successfully negotiated a reduction in the proposed annual fee from \$39K to \$2,000 per month (\$24K per year). This fee includes the SIRS annual evaluation, already in budget at \$11K per year. Mr. Miller recommended approving the program so CCMA can continue to be proactive in monitoring and maintaining the building. With the State of Florida enforcing strict structural guidelines, the ACA will monitor structural components, including, but not limited to, roof, concrete, plumbing, electrical, restoration/paint, HVAC, and elevators.

VOTE TO APPROVE THE PROPOSED ANNUAL CONSULTING AGREEMENT: Mrs. Hardy Hillhouse moved, Mr. Magriples seconded a motion to approve the proposed Annual Consulting Agreement presented by CRA & Associates, Inc. at \$2,000 per month (\$24K per year). Motion carried unanimously (PASSED 4-0, Mrs. Benn was absent).

Consider Rescission of prior Board Resolution: Mr. Miller reported that the Board Resolution adopted last October that sought to provide clarification of Declaration Section 6.1 has come under challenge, and after consultation with our Attorney, the suggested resolution is to rescind the Board Resolution from public records, which would make the resolution null and void and of no further force or effect. If the rescission is approved, it

will be as if the Board Resolution never existed. The Board of Directors will continue to administer and enforce Declaration Section 6.1 exactly as it is written, including, but not limited to, that if a dispute should occur, the Board of Directors shall decide the question. The Board of Directors decisions shall be binding and conclusive upon all unit owners.

There were no comments from the owners.

VOTE TO RESCIND THE BOARD RESOLUTION SIGNED ON 10/23/25: Mr. McCurry moved, and Mrs. Hardy Hillhouse seconded a motion for the rescission of the 10/23/2025 Board Resolution. Motion carried unanimously. (PASSED 4-0, Mrs. Benn was absent). The Board Resolution signed on 10/23/2025 will be formally rescinded from the record and will henceforth be null and void and of no further force or effect.

HURRICANE PROTECTION POLICY: Mr. Miller reported that the Board of Directors and Management are working on the Hurricane Protection Policy. The plan scheduled to be presented to the ownership on June 2, 2026, is now on hold until November, 2026.

LEGAL FEES: Mr. Miller reviewed legal fees. The Legal and Professional fees budget includes legal fees to the law firm of Wright & Casey and professional fees for the Annual Financial Audit by CPA Jim Ashby and Quarterly CPA services by John Shelley. The 2025 actual expenses exceeded budget by \$10K due to non-recurring legal expenses in the last quarter of 2025.

These non-recurring fees include review and assistance related to Declaration 6.1 and a smoking issue between two owners, which is now pending and appears to be moving toward reconciliation. It also included the review and assistance with the preparation of the Hurricane Protection Policy.

The 2026 legal and professional fees were increased by \$10K over the 2025 budget. It appears we will be over budget again in 2026, as legal fees for March alone exceeded \$9K. These legal fees are used to defend CCMA and to assist the Board and Management with investigations. Mr. Miller stated that the environment is changing and these increases are likely to be the cost of doing business in the future. Our legal fees budget needs to be reviewed during the year, and the 2027 budget should be more in line with our needs.

Mr. Miller was pleased to report that we currently have no outstanding receivables. All Special Assessments have been paid. He thanked the Manager's for their collection efforts. All accounts receivable of monthly maintenance fees and special assessments are currently being paid as required. Out of 129 owners, our issues are very few compared to other condos.

At this time, the Board answered owners questions.

ADJOURNMENT: Mr. Magriple moved, and Mrs. Hardy Hillhouse seconded a motion to adjourn the Meeting. Motion carried unanimously. The Meeting adjourned at 6:30 PM.