

Meeting assets for Dolphin Key Condo Annual are ready!

Recording Duration: 00:30:14

Shareable link:

https://us02web.zoom.us/rec/share/0jG34af7RKq_EhtHS3izl9oqHT8CfgrqTC26mjGcutngTwSaxmn6V6OaaZNEH6Vs.bhum45T61Rq_v8mP

Passcode: q87.p5LW

Meeting summary

Quick recap

This was an annual meeting of the condo association where board members discussed important updates and policies. Mary provided several key updates including new guidelines for electric vehicle charging stations, requiring residents to remove electric vehicles and e-bikes from garages during storms, and plans to switch from landline to wireless systems for elevator services and security. The board reviewed recent landscaping improvements and discussed ongoing issues with the building's paint warranty. Other topics covered included proper garbage room usage, parking regulations, and the need to repair the fire pit. The conversation ended with board members agreeing to maintain their current positions for the upcoming year.

Next steps

Maria

- Follow up again this week with the painting company (Munyon/Sherwin-Williams) regarding warranty repair of the back patios and front walkways.

Mary

- Share the EV charging station guidelines document with all homeowners.
- Share the e-bike/vehicle hurricane and storm guidelines document with all homeowners.
- Meet with the call box vendor later this week to discuss replacement options and plan for wireless conversion within the next month.
- Verify and address the runoff/bark issue near the elevator parking spots when back on site this week.
- Arrange for removal of the 4 large red flammable buckets/tubs from the painting project in the garage area.
- Send out information to homeowners regarding new call box setup, including verifying cell phone numbers and potential code changes.

- Send out meeting notes and relevant documents to all homeowners via email.

Jeff

- Inspect and repair the fire pit igniter/knob when back on site in two weeks, and notify Mary if a new part needs to be ordered.

Summary

Resident Meeting Attendance Updates

The meeting began with participants joining and verifying their unit numbers.

EV Charging Station Board Discussion

Mary informed that the board was contacted about a potential electric vehicle charging station installation in a condo unit. She explained that while the association cannot prohibit such installations under Florida state law, they can establish guidelines requiring the homeowner to bear all costs, handle permitting, and cover any insurance increases. The board also discussed requirements for relocating electric vehicles during storms and evacuations, with Mary confirming that homeowners are responsible for moving their vehicles or arranging for someone else to do so.

Lithium Battery Fire Safety Alert

Mary discussed the need to alert homeowners about electric vehicles and lithium fire risks following previous fires in the county, stating that a document would be sent out to all homeowners. She emphasized that while the HOA would try to alert residents, individuals were responsible for their own spaces and removal of all lithium battery items from the common areas during known storms (or when on a long extended absence), noting a specific fire incident at Golden Shores involving e-bikes. See attached document on Lithium Battery Guidelines.

Facility Upgrades and Maintenance Updates

Mary mentioned upcoming changes to the building's safety systems, including the elevator detection service and AIT sensors, which would transition from landlines to a wireless system. This would also extend to a new wireless call box to address ongoing issues, with installation expected within the next month.

She reported that new landscaping had been completed, including grass replacement and new plants, along with drainage improvements in the garage area. The group discussed watering restrictions, with Mary confirming they had been adjusted following recent rain

and new plant installations, and Allyson raised concerns about bark being washed away during recent storms.

Building Maintenance and Parking Issues

Mary addressed several building maintenance issues during the meeting. She reminded residents to properly use the garbage room by not placing large boxes inside and to dispose of trash completely. The group discussed the garbage room kickstand, which Rick recently replaced.

Mary also addressed parking issues, requesting residents to use their assigned spots and reminding vendors to park in visitor areas. The conversation ended with updates on building maintenance, including ongoing paint warranty issues and plans to repair the fire pit.

Attendees: Scott Vignery (Organizer), Jeff (External), Emma Bowler (External), Maria (External), Rick (External), Diane Frazer (External), Brian Deming (External), Ken Frazer (External), Mary Eisele (External), Terry Moore (External), Albert and Rosemary Marrello (External), Keith Weil (External), John Sutherland (External), John S(External), Allyson (External)