

HOWELL PARK CONDOMINIUM ASSOCIATION
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Board of Directors Meeting Minutes

DATE: October 17, 2024

TYPE: Board of Directors Meeting

LOCATION: HP Management Office

Howell Park Board Meeting Minutes

BOARD MEMBERS PRESENT: Martha White, Denise Chavez, Mary Estes, Craig Waterstraat, Don Conaty, Phil Stutts. Also present was HP Manager Chris Kelly

OWNERS PRESENT: Gary Supnick, David Townsend, Gary and Sherry Hozier, Ron Hulse, Jim Thompson, Chris Mangiaracina, Helen Reader

Denise Chavez called the meeting to order at 10 am. Martha White moved to approve the minutes from the last board meeting. Don Conaty seconded.

ELEVATORS:

- Generator diesel fuel lasts six hours on 15 gallon tanks.
- To avoid total shut down of elevators during no power or generators, Gary Supnick, David Townsend, Stephen Bowles and Chris Kelly looked for and picked up diesel fuel throughout the county immediately following the hurricane. Availability was scarce at best. Sarah Supnick joined the team to help carry what fuel could be found up nine flights of stairs.
- Without working elevators, some owners elected to leave post hurricane.
- The board said owners should consider the limitations of generator back up power in their future decisions to evacuate or stay in hurricane conditions.
- The on and off again reset in Building B elevators contributed to the need to replace a part.
- Manager is to discuss with Elevate (formerly Oracle) if the risk of reset fault could be avoided if generators are hooked up to constant power (natural gas)

GENERATORS

- Manager is to include continuous power through natural gas as well as full power and partial power in gathering quotes for the new generator. It is planned for the quotes to be complete for owner approval at the annual meeting. Motion to include partial, full and natural gas powered generator quote made by Martha White and seconded by Craig Waterstraat.
- The board noted that the quote from previous management - for which an assessment was made - was for partial power for natural gas and did not include the cost of hook up.
- Gary Supnick stated he thinks owners should consider what a new generator is trying to accomplish with 24-hour continuous power, including quality of life.

SECURITY

- Denise Chavez reminded all present that information on what to do in a hurricane is in the Security Manual. Additionally, Gary Supnick reminded the board that the Security committee sent out three owner memos (one before and two following Milton)
- Denise Chavez reminded all present the necessity of owners reading minutes of all meetings to stay informed. She reminded owners that It was discussed that owners should be aware to remove all furniture and projectiles from balconies and that the elevators are vulnerable to outages.
- The board discussed that special health needs individuals were encouraged by local authorities to leave evacuation zones; however some did not, putting themselves at risk when power was lost. In the future Denise Chavez emphasized that families should strongly recommend to special health needs family members to evacuate when asked, especially because owners who decide to stay are not in a position to offer individual assistance.

OLD BUSINESS - None

NEW BUSINESS

- The board approved a letter to all owners about refraining from verbally abusing staff, especially security staff, when issues unexpectedly occur that inconvenience owners. Don Conaty made the motion. Martha White seconded.
- DISCUSSION. The board discussed the need to send a private letter to those whose verbal treatment of security was reported.
- A few board members asked the board to waive the long term rental requirement in favor of short term rentals to accommodate families temporarily displaced by Hurricane Milton. The board voted “yes,” provided that the renters go through the normal renter approval process and that owners agree to, and manage, the transaction, and that renters adhere to all regulations required of Howell Park owners and renters. Denise Chavez emphasized that pets would not be allowed during the temporary accommodation for short term renters. Craig Waterstraat made the motion to approve. Martha White seconded. Motion approved by the majority.
- Chris Kelly is to have vendors (Dry Solutions, Shields, etc.) assess the roof condition, painting and sealing and leak sources and prepare a building condition report post Hurricane Milton and review what may or may not be covered by association insurance.
- Jim Thompson requested that hard numbers for generator replacement be presented for owner approval. Mr. Thompson encouraged owners to file a FEMA claim because, in some cases, FEMA may cover the gap between the owner’s property insurance and the deductible.
- Helen Reader suggested the owner letter approved by the board as read aloud by Mary Estes concerning treatment of staff members be made stronger. She understood, however, that, in the interest of time, letters were previously copied for distribution. She suggested that generators be tested weekly for operational status. She was reminded that the generators are already tested weekly. She stated she was surprised that the generator tank holds so few gallons of fuel, which she said put the owner volunteer team at a disadvantage. She was reminded of the current plans to replace the generators.

Respectfully Submitted,

Mary Estes, Secretary