

**LAKESIDE OF CHARLOTTE COUNTY
BOARD OF DIRECTORS MEETING MINUTES
February 26, 2013**

CALL TO ORDER AND ESTABLISH A QUORUM: The Lakeside Board of Directors meeting was called to order at 6:00 p.m. by President Catherine Curley. A quorum was established by the following Board Members present in person: Catherine Curley, Trudy Dell'Orto, John Follas and Richard Bielawiec. Also present was Brenda Binder, Kristianna Binder and Richard Cain of 1st Choice Condo Management Services, Inc. representing the management company.

MINUTES. READING OR WAIVER OF READING AND APPROVAL OF THE PREVIOUS BOARD OF DIRECTORS MINUTES: A motion to waive the reading and approve the minutes of the December 21, 2012 was made by Catherine and seconded by Trudy since they were read at the Annual Meeting. A vote was taken and all were in favor except Richard Bielawiec who wanted them read. Upon a motion and a second from the floor to read the minutes the minutes were read by Trudy. A motion to approve the minutes as read was made by Trudy and seconded by Catherine. All in favor, motion carried.

A motion to waive the reading of the Annual Meeting Minutes was made by Catherine and seconded by Trudy. All in favor, motion carried. There were a few corrections to the minutes made by John as Secretary. A motion to approve the minutes as corrected was made by John and seconded by Catherine. All in favor, motion carried.

A few corrections to the February 11th minutes were made by John as Secretary. A motion to approve the February 11th Minutes as corrected was made by Catherine and seconded by Trudy. All in favor, motion carried.

A motion to move on to Flood Insurance since they were still counting ballots was made by Catherine and seconded by Richard. All in favor, motion carried.

UNFINISHED BUSINESS:

A. Runoff Election – Catherine stated that we have the runoff election votes and the new Board Member for 2013 will be Tony Caniglia. Tony was invited to join the Board of Directors at the table. Trudy stated that she would like to thank Jim for all of the hard work that he has done for the past several years.

NEW BUSINESS:

A. Flood Insurance – Brenda read a letter from Mr. Taylor since it was only copied to some of the Board Members. Brenda stated that Mr. Taylor had claimed that Brenda did not reply to his letter in writing. Brenda explained that since the questions were on insurance she felt that the Insurance Agent would be better qualified to answer those questions. A copy of that letter and the response and attachments are attached. (Attachment 1).

Mr. Taylor is requesting all Board Members addresses, phone numbers and email addresses so he can communicate directly with them.

Mr. Taylor would like the Board to take another vote on flood insurance and would like to know how each one voted, the reason why they voted that way in writing.

Mr. Taylor would like the minutes of every Board Meeting send to him in a timely manner. Brenda stated that she could send him a copy of the unapproved minutes as long as he understood that they were unapproved until approved by the Board of Directors.

Mr. Taylor would like to know who has flood insurance in the buildings that have flood insurance covered by the Association. Brenda stated that we can ask the owners who has flood insurance but they are not required to answer that question.

Mr. Taylor requested that we find another way for the owners who are going to benefit from the flood insurance to pay for it. Brenda stated that as of right now the Association is required to have flood insurance and as such is a common expense of the Association to be shared by all members whether they benefit directly from it or not. Richard reported he has researched this with another insurance agent and was told that flood insurance is not required by law but it would depend on what your documents say and that we have legal opinion that the documents require flood insurance. (Attachment 2).

A question came from the audience as to who determined that we were in a flood zone. Catherine replied that the FEMA map shows that those buildings are in a flood zone.

After some discussion with the owners and Board of Directors a motion to maintain flood insurance was made by Catherine and seconded by Trudy. All in favor, motion carried. Richard stated that he would like to revisit this after the remapping is done.

B. Mitigation Forms – Brenda stated that she has had several requests from owners that the mitigation forms be updated. She has gotten a cost from Certified Inspection Service for \$150.00 per building. She is requesting Board approval to go ahead and get bids to have new mitigation forms done. A motion to pursue further investigating mitigation forms was made by John and seconded by Catherine. All in favor, motion carried. Richard asked where the funds to pay for the new forms would come from. Catherine stated that it is something that isn't in the budget and would need to come out of the Settlement Account or out of Betterments.

A question came from the audience as to whether the owners who have already had their own mitigation forms done be reimbursed? Brenda requested the name of the person who did their forms and stated that she would contact them and if they would honor those forms for the building or give a discount for the building, the owner would be entitled to a refund based on the savings.

Other:

Trucks – A comment came from the audience that there are trucks that are titled as Sport Utility Vehicles and should be allowed and made a motion that another letter be sent out that you are allowed to have SUV's. The motion was seconded from the floor. Brenda stated that if a vehicle is titled and classified as an SUV it should be allowed. He provided a list of what trucks are classified as SUV's. Brenda stated that she would do further research.

Bench – Catherine stated that she has had requests from several owners to replace the benches at the other end that were thrown away because they were falling apart. She stated that the white benches out by the bocce court are now available for \$99.00. A motion to purchase 2 benches was made by Catherine and seconded by John. All in favor, motion carried.

Income Tax Credit – A comment came from the audience that they would like to remind the owners that if they are full time residents they can get a tax credit for the impact resistant doors and windows.

Gutters over Air Conditioning – Catherine stated that she has a request from an owner to install gutters over the air conditioning units to help prolong the life of the air conditioners. Brenda stated that she would get prices.

Landscape Committee Report – Carrol Follas thanked several owners who helped clean out the Lantanas and who have done some planting on their own. Carrol presented the Board of Directors with a report from the Landscape Committee as attached (Attachment 3). Catherine requested that the Landscape Committee meet with the current landscaper as well as getting other bids for their recommendations. She will be meeting with them this week and will let John and Carrol know when they will be here so they can meet with them also.

Pool Gate Locks – A comment came from the audience that they would like the Board of Directors to revisit the idea of locks for the pool gates. He stated that there was person at the pool the other day that he had observed their previously and when he was approached the guest stated that he was visiting someone at the complex but got in his car and left right away when confronted. After a brief discussion Catherine suggested that we table the discussion until we could get prices.

ADJOURNMENT: There being no further business before the Board of Directors, a motion to adjourn was made by Catherine and seconded by John. All in favor, motion carried. The meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Brenda S. Binder, C.A.M.
1st Choice Condo Management Services, Inc.