

**LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.**  
**BOARD OF DIRECTORS MEETING**  
**January 25, 2016**

**CALL TO ORDER AND ROLL CALL:** The Lakeside of Charlotte County Board of Directors Meeting was called to order at 10:06 a.m. by President Catherine Curley. A quorum of the Board was established by the following Board Members present in person: Catherine Curley, John Follas, Trudy Dell'Orto, Richard Bielawiec and Tony Caniglia. Also present was Brenda Binder from 1<sup>st</sup> Choice Condo Management.

**READING OR WAIVER OF READING AND APPROVAL OF THE October 22, 2015 MINUTES:** A motion to approve the October 22, 2015 minutes as corrected was made by Tony and seconded by Trudy. All in favor, motion carried.

**UNFINISHED BUSINESS:**

- A. SEAL COATING PARKING LOT** – A motion to approve the job of the seal coating on the parking lot was made by Catherine and seconded by Rich. John stated that after heavy rains there was a black powder. Brenda stated that we will call Jeff and find out if that is normal. All in favor, motion carried.

**NEW BUSINESS:**

- A. POOL HEATER** – Catherine stated that she called Sharkey's to get a written proposal. Brenda reviewed the bids from Popa Pools, Symbiont and Sharkey's. After some discussion, a motion to accept Sharkey's proposal pending getting it in writing was made by John and seconded by Rich. All in favor, motion carried.

John stated that he thinks we should have someone come look at the solar panel system and make sure that it is working properly.

**B. OTHER–**

- a. SOLAR LIGHTS**– John stated that it has been brought to his attention that the solar powered lights at night time are not working. Catherine stated that Dale will be back the first of the month and he can look at them. Tony stated that in they come on at different times. Catherine stated that it depends on where the sensors are located.

John stated that the security lights on 700 and 1600 buildings need to be replaced. Some buildings only the bulbs need replaced.

- b. BUDGET** – John stated that he feels we may need to increase the budget due to the pool heater replacement. The audit committee also spoke about the Reserves and the cost to do the painting is higher than we have. John stated that

we have been budgeting \$55,000 but it is a cost more like \$70,000. Brenda stated that \$70,000 is an accurate number for the Painting Reserves. Catherine stated that she is not in favor of changing the 2016 budget because it causes mass confusion with the owners. After some discussion, a motion to keep the budget as proposed was made by Catherine and seconded by Trudy. All in favor, motion carried.

- c. **POOL DECK** – John stated that Rich and he have been doing some investigating of the pool deck issues. There is a company in Fort Myers that injects polymer fill under the deck to raise and level it. The cost to do that would be \$3000. After the fill, the pool deck would have to be resurfaced. The cost to have the pool deck resurfaced for 3739 square feet is \$25,895. That is a more complicated process that takes two weeks. John stated that we could possibly have it leveled now and then resurface it at a later time. After some decision it was decided to table this issue for now.
- d. **FLOOD INSURANCE** – John asked where we stand in regards to getting the mortgage letters from owners so that we can get the flood insurance removed and bring this to a conclusion.
- e. **RENTERS** – John stated that the majority of the renters are a non issue. Tony stated that long term renters seem to be more of an issue. John stated that he feels for renters and new owners we should have them interviewed by the attorney. Brenda stated that she could email the attorney Ernie Sturges and see what we can do. John stated that he feels we should have a Board member required to approve a renter. Brenda stated that she feels we should get the attorney's opinion and then proceed with his recommendations. John stated that there are 7 year round rentals and 11 seasonal renter units.
- f. **TRUCKS** – Tony stated that there have been issues with truck violations. There was discussion about trucks on the property. Catherine stated that we were questioned by unit owners about trucks on the property so we put it on the proxy for the annual meeting. Brenda stated when she comes out Thursday she will bring extra proxies.
- g. **SINK HOLE** – Tony stated that there is a sink hole behind the 1200 building that is getting bigger with time.

**ADJOURNMENT:** There being no further business before the Board of Directors, a motion to adjourn was made by John and seconded by Tony. All in favor, motion carried. The meeting was adjourned at 11:37 a.m.

Respectfully Submitted,  
Tony Caniglia, Secretary  
Lakeside at Charlotte County