

**LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**September 14, 2017**

**CALL TO ORDER AND ROLL CALL:** The Lakeside of Charlotte County Board of Directors Meeting was called to order at 1:31 p.m. by Brenda Binder. A quorum of the Board was established by the following Board Members present in person or via speakerphone: Catherine Curley, Trudy Dell'Orto, Tony Caniglia, and Richard Bielawiec. Paul Przytulski was excused. Also present was Brenda Binder and Rich Cain from 1<sup>st</sup> Choice Condo Management.

**READING OR WAIVER OF READING AND APPROVAL OF THE July 13, 2017 MINUTES:** A motion to approve the minutes as written was made by Catherine and seconded by Rich. All in favor, motion carried.

**UNFINISHED BUSINESS:**

- A. Lakeshore** – Rich Cain stated that he composed another letter to Steve and contacted the State Department of Environmental Protection about wastewater pump stations. He went on the website and found the information he needed and copied them off. He also attached the Gibson recommendation and the State Requirements and sent to Steve at Lakeshore. Rich stated that he thinks Steve will ignore it, so the next step will be to meet with the Attorney. A motion that we send the letter Rich drafted to Steve and if we do not get a response to contact the Attorney was made by Catherine, seconded by Tony. All in favor, motion carried.

**NEW BUSINESS:**

- A. Landscaping**– Brenda stated that she got a couple proposals. Brenda reviewed DeSoto Freedom Lawn Care and Pinnacle's proposals with the Board. There was discussion about which landscaping company to go with. A motion to accept the proposal from Desoto Freedom Lawn was made by Rich and seconded by Tony. All in favor, motion carried.
- B. Other** –
- a. **Hurricane Damage** – Brenda stated that we have minimal damage. There is insulation everywhere, soffits and fascia and shingle damage. Brenda stated that the deductible is roughly \$245,000. We have \$244,000 in roof reserves right now and there is also Loss Assessment coverage from owners that will help. The adjuster and contractor will get together and determine the amount of the loss and negotiate. Brenda stated that her recommendation is to not take it out of Reserves but to do a \$2000 Special Assessment to the owners because they should have \$2000 Loss Assessment coverage in their homeowner's policy. Brenda stated that her recommendation will be to replace all of the roofs if there are several that need replacing.

**ADJOURNMENT:** There being no further business before the Board of Directors, a motion to adjourn was made by Catherine and seconded by Trudy. All in favor, motion carried. The meeting was adjourned at 2:14 p.m.

Respectfully Submitted,  
Richard Bielawiec, Secretary  
Lakeside at Charlotte County