

**LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.**  
**ANNUAL MEETING MINUTES**  
**February 1, 2014**

**CALL TO ORDER AND ROLL CALL:** The Lakeside of Charlotte County Board of Directors Meeting was called to order at 10:35 a.m. by President Catherine Curley. A quorum of the Board was established by the following Board Members present in person: Catherine Curley, Tony Caniglia, Trudy Dell'Orto and John Follas and Richard Bielawiec. Also present was Brenda Binder, Rich Cain and Kristianna Binder from 1<sup>st</sup> Choice Condo Management.

**ELECTION OF CHAIRMAN OF THE MEETING:** President Catherine Curley was present as meeting chairman.

**DETERMINATION OF A QUORUM AND CERTIFICATION OF PROXIES:** A quorum was established with 60 units represented in person or by proxy.

**CONFIRMATION THAT THE ASSOCIATION FULLY COMPLIED WITH THE REQUIREMENTS FOR NOTICE OF THIS MEETING:** Brenda presented the owners with a notarized statement that the notices were mailed and posted in accordance with Florida Statute and the Associations Documents.

**READING OR WAIVER OF READING AND APPROVAL OF THE 2013 ANNUAL MEETING MINUTES:** A motion to waive the reading and approve the minutes as written was made and seconded from the floor. All in favor, motion carried.

**REPORTS FROM DIRECTORS:**

**A. TREASURERS REPORT** – John Follas read the Treasurer's Report as attached. (Attachment 1) A motion to accept the Treasurer's report as presented was made and seconded from the floor. All in favor, motion carried.

**REPORTS FROM COMMITTEES:**

**A. SOCIAL COMMITTEE FINANCIAL REPORT** – Trudy read the Social Committee report as attached. (Attachment 2)

**B. LANDSCAPE COMMITTEE** – Carroll Follas stated that there has not been any meetings yet this year but that everything looks so fresh and we want Lakeside to be the best we can be. The committee welcomes new members and suggestions.

**C. AUDIT COMMITTEE** – Pat Salley stated that John Follas submits by email a copy of financials on a monthly basis. Pat stated that there are 4 unit owners that are carrying a balance from the Special Assessment. She believes that there should be a letter to go out to remind the owners that they need to pay the special assessment. Pat stated that we should also have a line item for mold so that we can see what we are paying out on. Pat stated the audit committee

would like to know if there is a contract for Karl, the new maintenance man. Catherine stated that Karl is still a temporary employee and we need to hire him before he gets a list of job duties.

**D. Mold** - Catherine stated that we also need to be diligent about checking our air conditioning condensation line because that is why we are having so many issues. Homeowners also need to check their home insurance policy to make sure you have coverage.

**ELECTION OF DIRECTORS:** There is not an election at this time.

**UNFINISHED BUSINESS:** None at this time.

**NEW BUSINESS:**

**A. Adoption of the Budget** – The 2014 budget was presented and discussed. A motion to accept the budget as presented was made and seconded from the floor. All in favor, motion carried.

**B. Other –**

**a. Dryer Vents** – Catherine reminded owners that having the dryer vents cleaned is important and owners might want to make sure they have their vents checked and taken care of. There was also a report of a dryer vent in the 100 Building that is not attached. We will check to make sure there are not others in the same position and call someone out to fix it.

**ADJOURNMENT:** There being no further business before the Board of Directors, a motion to adjourn was made and seconded from the floor . All in favor, motion carried. The meeting was adjourned at 11:14 p.m.

Respectfully Submitted,

Tony Caniglia, Secretary  
Lakeside at Charlotte County