

**LAKESIDE OF CHARLOTTE COUNTY CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**March 14, 2013**

**CALL TO ORDER AND ROLL CALL:** The Lakeside of Charlotte County Board of Directors Meeting was called to order at 2:01 p.m. by President Catherine Curley. A quorum of the Board was established by the following Board Members present in person: Catherine Curley, Trudy Dell'Orto, Tony Caniglia, John Follas and Rich Bielawiec. Also present was Rich Cain and Brenda Binder from 1<sup>st</sup> Choice Condo Management Services, Inc.

**READING OR WAIVER OR READING AND APPROVAL OF THE PREVIOUS BOARD OF DIRECTORS**

**MEETING MINUTES:** John Follas made a few corrections to the February 26, 2013 minutes. A motion to waive the reading and approve the minutes as corrected was made by Tony and seconded by Rich. All in favor, motion carried.

**UNFINISHED BUSINESS:**

**A. MITIGATION FORMS** – Catherine stated that we have a proposal for new mitigation form from Don Maylor Inspections for \$2000 and Certified Inspection Services for \$3000. John asked about the credit for those owners who previously had the forms done on their own. Catherine stated that neither owner provided the name of the company for follow up so it would depend on whether their forms would be accepted by whoever was hired to do the forms. A motion to hire Don Maylor Inspections and take the money from the Settlement Account was made by Rich and seconded by John. All in favor, motion carried.

**NEW BUSINESS:**

**A. INSURANCE** – Catherine stated that the insurance is up for renewal and the Association has the option of renewing with either a 3% or a 5% windstorm deductible. The annual cost for the insurance with the 3% deductible is \$52,130.00 and the annual cost for the insurance with the 5% deductible is \$47,282.00. The 3% windstorm deductible for the 1 story building would be \$2057.75 and \$2107.00 for a 2 story building per unit. The 5% windstorm deductible for the 1 story building would be \$3429.50 and \$3511.63 for a 2 story building per unit. After a brief discussion a motion to stay with the 3% deductible was made by Catherine and seconded by John. All in favor, motion carried.

**B. LANDSCAPING** – Catherine stated that we are waiting on another bid from the landscape company for the items that the Landscape Committee had proposed at the last meeting. We should have that proposal shortly. Tony suggest that we look into forming a work crew to do the mulching in the fall after the rainy season.

**C. OTHER :**

**Benches** – Catherine stated that the benches that were approved at the last meeting and she is recommending that they be placed out by the bocce courts and the metal ones be moved down to the end . She feels that the metal benches will hold up to the wind better. A motion to move the metal benches was made by John and seconded by Tony. All in favor, motion carried.

**Trucks**– Catherine stated that she has been looking into the trucks that are in the SUV classification at the previous request of an owner and all of the vehicles that he had asked to be looked into are SUT (Sports Utility Truck) not a SUV (Sport Utility Vehicle). There was discussion about the classifications of trucks as SUV's and it was determined that SUV's are allowed pending proof of classification as per State of Florida.

John asked if the rental application had been received back yet from the owner of 705. Brenda replied that it has not but tomorrow is the deadline and if the truck is still at the unit it can be tagged and towed within 72 hours.

Catherine reported that the truck is back at 1207. John stated that he would tag the truck as soon as the Lakeside stickers came in and notify Brenda to have it towed.

**Locks on Pool Gates** – Catherine stated that she has had several owners tell her that they do not want the locks put back on the pool gates. Rich stated that he called Parquette and Associates to ask about the Association's liability if there are not locks on the pool gates and was told that the insurance policy is written with locks on the gates and Florida Statute 64E requires locks on the gates. A motion to install self-locking locks on the gate was made by Tony and seconded by Rich. All in favor, motion carried.

**Appointment of Secretary** – Tony volunteered to serve as Secretary. A motion to appoint Tony as Secretary was made by John and seconded by Rich. All in favor, motion carried.

**ADJOURNMENT:** There being no further business before the Board of Directors, a motion to adjourn was made by Tony and seconded by Catherine. All in favor, motion carried. The meeting was adjourned at 3:32 p.m.

Respectfully submitted,

Brenda S. Binder, C.A.M.  
1<sup>st</sup> Choice Condo Management Services, Inc.