

LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.
BOARD OF DIRECTORS MEETING MINUTES
December 12, 2013

CALL TO ORDER AND ROLL CALL: The Lakeside of Charlotte County Board of Directors Meeting was called to order at 2:02 p.m. by President Catherine Curley. A quorum of the Board was established by the following Board Members present in person or by speakerphone: Catherine Curley, Tony Caniglia, Trudy Dell'Orto and John Follas and Richard Bielawiec. Also present was Brenda Binder, Rich Cain and Kristianna Binder from 1st Choice Condo Management.

READING OR WAIVER OF READING AND APPROVAL OF THE NOVEMBER 14, 2013 BOARD OF DIRECTORS MEETING MINUTES: A motion to waive and approve the minutes as written was made by Tony and seconded by Trudy. All in favor, motion carried.

UNFINISHED BUSINESS:

A. Mulch – Brenda stated that the guys came out from Pinnacle and did a very good job mulching. There was an area not mulched last time and they didn't realize it and they started to mulch it and ran out of mulch so we do not want to leave it like that. Tony stated like it does not look like a big area needed. Brenda stated it does not need mulch, about 5 yards. Richard stated that the slight increase was okay.

NEW BUSINESS:

A. Budget – Richard stated the budget looked good and the slight increase looked appropriate. Brenda stated that we had previously talked about flood insurance and we are trying to fight it. BB&T has been working very hard to try and get Lakeside's business and Brenda told Jackie Zeh that we would allow them to bid if they could help us get out of this flood insurance. Jackie asked for a site plan which we have to get shrunk down to provide her with. Jackie stated they have to have all their ducks in a row but they seemed more than happy to work with us to get us out a flood zone and under the federal government. We could also get something in writing that would state we are not in a flood zone from the federal government. The timeline on getting a possible answer should be by February and the annual meeting so that we could let the owners know.

Richard suggested adding a reserve line item for any piping issues that we may have. Brenda stated that we could put it on the proxy for the owners to approve at the annual meeting. Brenda stated that in the event that we are not in the positives at the end of the year, she will still put it on the proxy to establish the line item of building repairs so that we can fund it for next year or in the event that we no longer need flood insurance. Brenda stated that in wages she did take into consideration a raise for Karl's wages comparable to John. John has stated that he does not feel comfortable taking a job away from someone doing a good job and he was planning on quitting anyway. Brenda stated if she gets a doctor's note that John is able to return we would have to bring John back and then have a further discussion.

The budget was presented and after a little discussion by the Board a motion was made to approve the budget as presented by John and seconded by Tony. All in favor, motion carried.

B. Other –

a. Pool Deck – We are trying to get bids for the pool deck repairs and are having an issue getting returned phone calls or responses. Haik has given a verbal amount of approximately \$500 for the project. Karl the maintenance man has taken samples to match the paint and feels comfortable to do it. Brenda feels it should not be part of his normal pay, but he should take extra time to do it and receive compensation for it. Catherine stated that Karl seems very able to do it and she feels he is very capable of doing a good job. John suggested paying Karl and his friend under the banner of his friend's name and seeing how much he puts into it and how many extra hours it takes them to complete it. Richard suggested that since we know what it would cost to do it professionally to try to keep it under that amount or comparable to it.

ADJOURNMENT: There being no further business before the Board of Directors, a motion to adjourn was made by Trudy and seconded by Catherine. All in favor, motion carried. The meeting was adjourned at 2:37 p.m.

Respectfully Submitted,



Tony Caniglia, Secretary

Lakeside at Charlotte County