

**LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.**  
**ANNUAL MEETING MINUTES**  
**January 30, 2016**

**CALL TO ORDER AND ROLL CALL:** The Lakeside of Charlotte County Board of Directors Meeting was called to order at 10:13 a.m. by President Catherine Curley. A quorum of the Association was established by the following Board Members present in person: Catherine Curley, Trudy Dell'Orto and John Follas, Tony Caniglia and Richard Bielawiec. Also present was Brenda 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 77 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 2015 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. PRESIDENTS REPORT** – Brenda read a list of the owner's that have passed away in 2015: Jim and Edi Alberino, Bill Culgin, Joanne Poppenweimer, Ann Rutherford, Lorraine Doak. Brenda stated they will be missed. Catherine welcomed the new owners who purchased this year. Dennis Schuler 806, Brian Pease 804, Nancy McGill 1703, Diane Smith, Barbara Huey 102. Catherine stated that she wanted to thank the volunteers. Catherine stated that Tony Caniglia has done a wonderful job all year of keeping the building in good standing; Bill Cusino has done a lot of pressure washing. Jay Hummel has taken care of the Boccee Court and Nick Coyer has done some work in the shed cleaning it out.
- B. TREASURERS REPORT** – John Follas read the Treasurer's Report as attached. (Attachment 1). After some discussion, 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) Trudy stated that the Social Committee is down to 5 members and is seeking more.

- B. LANDSCAPE COMMITTEE** – Carroll stated that the Landscape Committee has not had their meeting so there is no report but they are having one Monday. They are also seeking more members.
- C. AUDIT COMMITTEE** – Paul Przytulski read the report from the Audit Committee as attached ( Attachment 3).

**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 2016 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. Trucks** – The proxy item to allow trucks failed with 57 votes, which needed 59 votes to pass. There was discussion about trucks on the property.
- C. Fire Sprinklers** – Brenda stated that the State of Florida has decided that all units need to have fire sprinklers. The sprinklers have to be installed by December 31<sup>st</sup>, 2019 or the Association needs to decide to waive it. The attorney is working on a consent to waive that will be sent to the owners. We need to have 59 votes to waive and we have to get it waived and filed with the State of Florida by December 31<sup>st</sup>, 2016. We will have another meeting when we get the waivers from the attorney. If we do not waive the fire sprinklers, the Association will be paying hundreds of thousands for the sprinklers to be installed in all the units. Rich explained the process of installing the sprinklers in the Association.
- D. 55 and Older** – There was discussion about turning the Association into a 55 and older community. Catherine stated that we are already getting a legal opinion on how it would affect us and what process it would take to change 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 11:25 p.m.

Respectfully Submitted,  
Tony Caniglia, Secretary  
Lakeside at Charlotte County