

LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.
BOARD OF DIRECTORS MEETING MINUTES
November 15, 2018

CALL TO ORDER AND ROLL CALL: The Lakeside of Charlotte County Board of Directors Meeting was called to order at 1:30 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, Richard Bielawiec and Paul Przytulski. Also present was Brenda Binder and Rich Cain from 1st Choice Condo Management.

READING OR WAIVER OF READING AND APPROVAL OF THE March 22, 2018 MINUTES: The minutes from the March 22, 2018 meeting were read by Richard Bielawiec. A motion to approve the minutes as read was made by Catherine and seconded by Richard. All in favor, motion carried.

UNFINISHED BUSINESS:

- A. Pump Station** – Rich Cain stated that the pump failure at the lift station continued through the summer. We had originally obtained a bid for over \$32,000 for a sliding rail system. Rich worked with Gibson Septic to come up with an alternative piping system at a cost of about \$7,000. We still need to install a chain and a hoist. We also now have a spare pump in the event one of them goes down again. There was also discussion about a citrus based emulsifier that will help eliminate the grease solids. Rich will get a price on the product. Rich stated that he also put together an informational letter to go out to the owners with the annual meeting notice.
- B. Pool Gates** – There was discussion about the locks on the pool gates. Rich stated that we need to get a welder that will come out and install a plate so the gate can't be unlocked from the outside.
- C. Roof Leak** – Catherine stated that there is a roof leak in 1606. Brenda stated that Justin is supposed to be coming back in town next week to look at it and meet with the new adjuster at the same time.

NEW BUSINESS:

- A. Maintenance Person** – Catherine stated that she has had a few inquiries about a maintenance person. We have looked into different companies, but they are wanting \$30-\$40 an hour. There was some discussion about what needs to be done and the possibility of having a company come in once or twice a year. Paul stated that he thinks that it isn't necessary during season when everyone is here. He will put a flyer on the bulletin board asking for volunteers. Catherine stated that Richard Bielawiec had used "Wet and Forget" in front of his unit last year and it looks really good. He has purchased more, and we will try it in different areas.
- B. Speed Bumps** – There was discussion about installing additional speed bumps to slow people down. There was discussion about using the asphalt instead of the plastic ones.

Brenda stated that we can put it on the proxy again to see if the owners would approve. One would go by the 1200 building and the other between the 100 and 200 building. Richard stated that he needed to install a few more bolts in the existing one.

- C. Storm Drains** – Rich Cain stated that he has a proposal to have a company send a camera into the storm drains to clean them and see what kind of condition the pipes are in and if they can be lined. This would need to be done when the lake is down, and the cost is approximately \$5,000.
- D. Sewer Pipe** – Catherine stated that Lakeshore is also concerned about the exposed sewer pipe. Richard Bielawiec suggested that we build some kind of retaining wall and fill with stone. Again, this can't be done until the lake is down but it's nice that Lakeshore is open for discussion. There was also discussion about funding a Lake Bank Reserve in the future.

ADJOURNMENT: There being no further business before the Board of Directors, a motion to adjourn was made by Catherine and seconded by Rich. All in favor, motion carried. The meeting was adjourned 2:56 p.m.

Respectfully Submitted,
Richard Bielawiec, Secretary
Lakeside at Charlotte County