

LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.
BOARD OF DIRECTORS MEETING MINUTES
November 14, 2013

CALL TO ORDER AND ROLL CALL: The Lakeside of Charlotte County Board of Directors Meeting was called to order at 2:03 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 and John Follas. Also present was Brenda Binder, Rich Cain and Kristianna Binder from 1st Choice Condo Management.

READING OR WAIVER OF READING AND APPROVAL OF THE OCTOBER 29, 2013 BOARD OF DIRECTORS MEETING MINUTES: A motion to waive and approve the minutes as written was made by Tony and seconded by John. All in favor, motion carried.

UNFINISHED BUSINESS:

A. Pool Deck – Katy stated that Karl the maintenance man at this time has been able to fill the hole up to the decorative part and has taken samples of paint to see how he can match it. She believes it would be to our advantage to let him proceed with that. John agreed that he would like to see what he can come up with for alternatives. Tony stated that he seems very enthusiastic about the job. Brenda stated it doesn't hurt to try and we can always have it done in the future if it doesn't work out.

B. Brenda stated that John is probably not going to be coming back as our maintenance man. Brenda stated that she needs to speak with him and hear what has happened on his account. John called the office on Friday to find out if Brenda had filed the Worker's Compensation claim and Brenda stated that she cannot file the claim until she talks to him and hears what happened. When the full Board is back we will see how to proceed whether it is posting an ad in the paper or how to proceed with Karl. Tony asked if John reported the injury the day that it happened. Brenda stated that he did not, but that he did not think anything of it and reported feeling very confused and unwell until the Sunday night he was taken to the hospital.

NEW BUSINESS:

A. Landscaping – Brenda stated that we received a proposal from Pinnacle Landscaping. US Lawns has been having some issues and the biggest complaint is there is not enough man power and time on the property. Brenda and Katy both received an email from the owner of US Lawns explaining a problem with a Canary Palm. The palm needed to be taken out and the surrounding palms treated. Brenda sent an email asking about the location of this tree and she received an email in response that it was the wrong association. John Monico has told them multiple times that they needed to stay longer to fix things and has gotten a response that they are not allowed to spend this much time on this property. Brenda stated that she has had Pinnacle Landscaping on other

properties and have nothing but good interactions with this company. He happened to drive by the property and Brenda asked him about trimming the trees. Jason stated that he would include the trimming of the trees if he got the contract and that he would also do the mulching project for \$30 per yard. Brenda stated that Rich Cain called around and got prices for mulch in bulk and bags and it ended up being 1017.70 total for the mulch and the residents would have to spread it. For \$2.30 more we can have someone else do the project. The tree trimming would be included annually and the mulch project would be done for \$1020 if he got the contract for Lakeside. John asked if she got those statements in writing. Brenda stated that she got the tree trimming included in his contract for \$1800 monthly. John stated that he would like to have the contract differentiate between the monthly duties and the full annual tree trimming. Brenda stated that he is going to do it as needed and that we requested it in the fall. Tony stated that we should get a date for the tree trimming on the contract. Brenda stated that an exact date shouldn't be but possibly a month. John expressed concerned that he does not want Pinnacle Landscaping to start well like US Lawns and us have to rehire 6 months down the road. Brenda stated that she believes the issue with US Lawns is supervision. The workers do a great job, but there are not enough people supervising and there is too much emphasis on how fast they can be in and then be out. Katy stated from the beginning that there has never been a supervisor on site as promised. John asked if Pinnacle has come through with what they have promised in 1st Choice's experience through the past year. Brenda stated absolutely, that Jason has been very good about delivering service and communicating. Brenda stated that she had not yet had a complaint at all about Pinnacle. If there was any doubt in her mind she would not be recommending yet another lawn company, but she does not believe that we will have to hire another lawn company again. Brenda stated that Rich Cain did get prices for the stone but did not bring the numbers. Rich stated from memory that it was about \$40 per yard and we need about three yards and that with Karl and himself, he could get it done for around \$200. With the \$1020 for Pinnacle's mulching and \$200 for stone then it would be a little over what we have previously agreed on. Brenda stated that if everyone is agreed on replacing the lawn company then she would send out a 30 day cancellation for US Lawns and sign a contract with Pinnacle for the trees and mulching project to be started as soon as possible and the lawn service would begin in mid-December but she is going to try to get them to end December 1st. Tony made a motion to hire Pinnacle for the lawn service and John seconded that motion. All in favor, motion carried. A motion was made to accept the proposal from Pinnacle for the purchase of the mulch and installation for \$30 per yard by Catherine and seconded by Tony. All in favor, motion carried.

- B.** CD – Brenda stated that the one-time early withdrawal period for the CD would apply to 24 months and under only. Brenda does not feel comfortable tying up the money for a 60 month period and recommended going with the 24 month period because there would be no fee if they need the money. Catherine stated that she believes that they should go for the 5 year because the early withdrawal fee is 270 days which would be less money than they would be earning at the interest rate difference. A 24 month .60%

interest rate is three times less than a 60 month 1.19% interest rate and they would still make more money if they had to withdraw the money in the 5 year period than if they put the money in the 24 month CD. Catherine believes it is worth gambling with the higher rate because if they have it for two years or three years than they still come out ahead even if they have to withdraw the money. John stated that he also agrees that we should put the money in the 60 month CD. No motion is needed, the original motion stands. Janet Romano has the paperwork ready and she is going to send it to Brenda so that the Board can sign it.

- C. Other – John stated on the reserve account there was money moved out on the 31st but that he is not sure where it went to. Brenda stated that the 1030 shows the closing of the 5/3rd account and it was deposited into the operating account and then she made a transfer into the reserve account. They will take the 150k out of that to go into the CD. Then there will be 50k remaining in the money market and around 70k going into the CDARS program.

Tony stated that we have the commercial vehicle situation under control. Since we have implemented the written notices about the vehicles, Tony has only had to write about 4 notices.

John stated that if we need to hire a new maintenance man, Rich and John had made a new contract for the maintenance man and he will send it to Brenda.

Tony stated that he believes it may be time for a new directory. Brenda stated that she would like to have a way with the annual meeting or the annual meeting notice to get owners to sign and return a copy of what we have on record for the owner and that would be the time to make corrections and give permission for the directory. Brenda stated that she can give John a copy of what she has and she will send him a copy of the changes as they come in and whoever would like to do it is welcome to and we could give the directory out at the annual meeting.

An owner stated that you cannot see the sign at night when you are driving by Lakeside. Katy stated that we can trim the tree and bushes back.

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 3:09 p.m.

Respectfully Submitted,

Tony Caniglia, Secretary
Lakeside at Charlotte County