

LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.
BOARD OF DIRECTORS MEETING
January 22, 2015

CALL TO ORDER AND ROLL CALL: The Lakeside of Charlotte County Board of Directors Meeting was called to order at 1:31 p.m. by President Catherine Curley. A quorum of the Board was established by the following Board Members present in person: Catherine Curley, John Follas, Trudy Dell'Orto, Richard Bielawiec and Tony Caniglia. Also present was Brenda Binder from 1st Choice Condo Management.

READING OR WAIVER OF READING AND APPROVAL OF THE December 11, 2014 MINUTES: A motion to approve the December 11th, 2014 minutes as presented was made by Rich and seconded by Trudy. All in favor, motion carried.

UNFINISHED BUSINESS:

- A. Christmas Bonus** – Brenda stated Karl came into her office and stated that he will not be coming back. Brenda asked the Board whether they still wanted her to give Karl his Christmas Bonus. After some discussion, the Board told Brenda to go ahead and give Karl the bonus.

NEW BUSINESS:

- A. MAINTENANCE MAN HOURS** – Catherine stated that our current maintenance man does not want to work 5 days consisting of 4 hours. He wants to have 3 longer days. John stated that he feels that we need someone here 5 days a week. After some discussion by the Board, a motion was made to pursue a new maintenance person per week and advertise with a pay rate of 12-14 per hour was made by John and seconded by Rich. All in favor, motion carried.
- B. PAINTING** – Catherine stated that Sherwin Williams gave her the number for Chris to grind the paint off the porches. Sherwin Williams said that we have so much trouble because we have incompatible paint and many layers on the porches. They stated that we need to have it ground down into the concrete. Chris gave her a price of \$3,950 to grind and prep and a price of \$2,950 just to grind. The prep is power washing after he is done. Catherine stated that this is just for the downstairs because upstairs is not having the peeling issue nearly as much. It would be about \$3,500 to paint afterwards. John questioned if the color is going to be significantly different than upstairs. Catherine stated that it should be very similar because they are both Sherwin Williams paint. Catherine stated that Tony gave her a list of 19 floors that need attention now. After some discussion, a motion was made to pursue gathering further information for financial and work related aspects of resurfacing/repainting the floors for the first and second floors was made by John and seconded by Catherine. All in favor, motion carried.

C. BUDGET – Brenda stated that Flood Insurance has been a sore spot for years. Catherine has been watching for a new flood map. Brenda stated that Catherine found it and we called our agent who confirmed through their broker that we are no longer in a flood zone. Brenda stated that we would not be able to get a refund. The broker stated that we need to have every owner have their mortgage company send a letter stating that we are no longer required to carry flood insurance. John reviewed the budget and looked at what the new budget would look like without the flood insurance figure for the whole year. John reviewed the new figures with the Board of Directors.

D. OTHER–

a. Worker’s Compensation Insurance – A question came from the audience about how we are paying Worker’s Compensation insurance but we do not have it. Catherine stated that we are working on it. Brenda stated that our Worker’s Compensation insurance was cancelled because John Monico filed a claim and we are currently working on trying to get a new company to write us. Brenda stated that we are jumping through hoops to get a new company to write us and once we get it we are going to pay a lot of money for it. After some discussion by the Board, a motion to no longer use or hire a maintenance man until we have Worker’s Compensation insurance or use a self employed person was made by John and seconded by Rich. All in favor, motion carried.

John questioned Catherine if she would make a list of the duties that need to be done so that we can get volunteers together.

b. Rentals – Tony stated that the yearly rentals seem to be causing the most issues. The residents in unit 1303 have more residents coming and going than what is on their registration form, they are very disruptive and there are more cars than should be there. There was discussion amongst the Board about the best course of action. Brenda stated that she will contact the rental agent for 1303 and let them know that there have been multiple complaints. Brenda stated that we can look into background checks and Brenda will send the Board information without having to formally adopt a new lease.

ADJOURNMENT: There being no further business before the Board of Directors, a motion to adjourn was made by John and seconded by Catherine. All in favor, motion carried. The meeting was adjourned at 3:26 p.m.

Respectfully Submitted,

Tony Caniglia, Secretary
Lakeside at Charlotte County