

**LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.**  
**ANNUAL MEETING MINUTES**  
**February 10, 2018**

**CALL TO ORDER AND ROLL CALL:** The Lakeside of Charlotte County Board of Directors Meeting was called to order at 10:04 a.m. by President Catherine Curley. 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 63 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 2017 ANNUAL MEETING**

**MINUTES:** A motion to waive the reading and approve the minutes as written was made and seconded from the floor. There was one unit opposed, motion carried.

**REPORTS FROM DIRECTORS:**

- A. TREASURERS REPORT** – Paul Przytulski presented the Treasurer’s Report. He stated that he is impressed with how difficult it is to serve on the Board of Directors. He stated that it is easy to criticize when you do not know everything that is involved behind the scenes. He stated that we are approximately \$10,600 under budget. He stated that if you look at the fluctuations with line item amounts, our guess is that we would be approximately \$5,000 under budget for 2018. He stated that things are still up in the air with the Hurricane but we are finally getting more information from the Insurance Company. He stated that the bank statements are reconciled and very cut and dry. Paul reviewed the most recent financial numbers with the audience. 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 stated that she reads the report as a courtesy because it is not affiliated with the Association. She read the Social Committee report. Catherine stated that Trudy goes into detail on the report because unit owners stated that they don’t know about what the money goes into.

Catherine stated that this money is not in the budget and therefore she does this as a courtesy.

- B. LANDSCAPE COMMITTEE** – Pat Salley and Karen Przytulski are members on the landscape committee. Mike Defelice stated that there are a lot of members around the community that do a lot of work to make sure the community is nice. He stated that people should use the suggestion box. There was discussion about rocks and mulch. There was discussion about adding curbing.
- C. AUDIT COMMITTEE** – None at this time.

**ELECTION OF DIRECTORS:** There was no election. The 2018 Board of Directors is Catherine Curley, Antonio Caniglia, Richard Bielawiec, Gertrude Dell’Orto, and Paul Przytulski.

**UNFINISHED BUSINESS:** None at this time.

**NEW BUSINESS:**

**A. Proxy Items –**

- a. Budget** – A motion to approve the proposed budget for 2018 was made and seconded from the floor. Motion Passes.
- b. CPA Review** – A motion to waive the CPA review for 2018 was made and seconded from the floor. Motion Passes. Brenda stated that the Audit Committee can always recommend at the end of the year that we do one for 2018 due to the Hurricane Irma funds.

**B. Other –**

- a. Pipes Around the Lake** – There was discussion about the pipes, erosion and drainage around the lake.
- b. Hurricane Claim** – Brenda stated that as of right now, the insurance company has approve new roofs for 12 buildings. The check from the insurance is \$232,347.69. The will be replacing the roofs on all the 2 story buildings, 1400, 400 and 1000 buildings. She stated that we hired a contractor to oversee the engineering, do the roofs, file the claim and supplemental.

**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 11:27 p.m.

Respectfully Submitted,  
Tony Caniglia, Secretary  
Lakeside at Charlotte County