

LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.
BOARD OF DIRECTORS MEETING MINUTES
December 07, 2017

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 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 November 16, 2017 MINUTES: A motion to approve the minutes as written was made by Paul and seconded by Trudy. All in favor, motion carried.

UNFINISHED BUSINESS:

- A. Hurricane Claim** – Brenda stated that contractor met with the adjuster yesterday and walked the property. Today the adjuster will be submitting and we should hear something quickly. They were putting in for the roofs, soffits and fascia, painting, the fence and then some interior repairs. Hopefully in a couple weeks we will get an insurance check. Brenda stated that Justin with Velocity put in everything he could have and they will negotiate.

NEW BUSINESS:

- A. Budget** – Brenda stated that Budget A with a maintenance fee of \$545 is going out to the owners because the waiving of the Review for 2017 passed. Brenda stated that she will order coupon books.
- B. Review Proxy** – Brenda stated that we have 70 votes in favor of waiving the review and 8 opposed. Motion Passed and the review is waived.
- C. Special Assessment** – Catherine stated that Loss Assessment coverage is built into your homeowner's insurance policy. It was put into effect after Charley to help Associations cover the hurricane deductible. Catherine stated that most people should have \$2000 minimum, some have more. The \$146.90 left over, the Board has to discuss the extra money that the Association has to come up with. There was discussion about the deductible. Catherine described that the Association's deductible is set based off the amount the Association is insured for, not the claim amount. There was discussion about using the Reserves to cover the deductible. Brenda stated that she is creating a letter that will be sent to the owners so that they can file for their insurance claim. Catherine stated that she thinks we need to take the extra \$146.90 per unit out of Reserves. A motion to take the \$146.90 out of the Reserves was made by Paul and seconded by Trudy. All in favor, motion carried.

ADJOURNMENT: There being no further business before the Board of Directors, a motion to adjourn was made by Catherine and seconded by Tony. All in favor, motion carried. The meeting was adjourned at 2:28 p.m.

Respectfully Submitted,
Richard Bielawiec, Secretary
Lakeside at Charlotte County