

**LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.**  
**ANNUAL MEETING MINUTES**  
**February 21, 2015**

**CALL TO ORDER AND ROLL CALL:** The Lakeside of Charlotte County Board of Directors Meeting was called to order at 10:29 a.m. by President Catherine Curley. A quorum of the Association was established by the following Board Members present in person: Catherine Curley, Trudy Dell'Orto and John Follas and Richard Bielawiec. Tony Caniglia was excused. 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 60 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 2014 ANNUAL MEETING MINUTES:** A motion to waive the reading and approve the minutes as written was made and seconded from the floor. All in favor, motion carried.

**REPORTS FROM DIRECTORS:**

**A. TREASURERS REPORT** – John Follas read the Treasurer's Report as attached. (Attachment 1). 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 read the Social Committee report as attached. (Attachment 2)

**B. LANDSCAPE COMMITTEE** – Carroll stated that the Landscape Committee had their first meeting and Cindy Bielawiec, Lisa Carey, Tony Caniglia, Pat Salley, John Follas, Mike Defelice and Karen Przytulski as members. Carroll Follas stated that Cindy Bielawiec, Lisa Carey and Pat Salley met with Jason this week to look at ideas. They will get a quote to present to the Board of Directors.

**C. AUDIT COMMITTEE** – Pat Salley read the report from the Audit Committee.

**ELECTION OF DIRECTORS:** There is not an election at this time.

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

**NEW BUSINESS:**

**A. Flood Insurance** – Catherine stated that when we went for the rebate that everyone wanted, we were notified by FEMA that we are still in a flood zone and are required to pay flood insurance. Catherine stated that she went to the county and was given a couple ideas, including having an engineer come out and see what we can do. Catherine stated that we can get an engineer to come out and fill out papers and send them to FEMA to petition being taken out of a flood zone. Catherine stated that if we do not get this cleared up by July we will be having a special assessment.

**B. Adoption of the Budget** – The 2015 budget was presented and discussed. A motion to accept the budget as presented was made and seconded from the floor. All in favor, motion carried. There was discussion about getting a bid for treating the whole property for fire ants. A question came from the owners about a refund since they paid \$600 and the budget is now \$535. John stated that owners can reduce their next fee by \$65 and if you have paid for the year then send a letter requesting a refund from 1<sup>st</sup> Choice Condo Management.

**C. Building Repairs Reserve** – There was discussion amongst the owners about the possibility of adding a Building Repairs Reserve or whether to do Special Assessments as needed. A motion was made that we do not make the line item until we know the amount that would be in the Reserve from the floor. After some discussion, the motion died due to a lack of second. After some discussion, a vote was taken and the Building Repairs Reserve was defeated.

**D. Other –**

**a. Jon McHugh Refund** – John stated that in 2012 the insurance company told him that he did not have a Wind Mitigation Form. He stated that Brenda's office told him that we were not going to have a form done. They then hired someone for \$75 to do an inspection for their unit. He is requesting reimbursement for \$75. Catherine stated that we asked Jon for the name of the guy who did his inspection and then we would get a decrease of \$75 in the price because we would not have to do that building and he did not provide the name until after our inspections were done and we had to pay for the building. Catherine stated that we would discuss it at the next Board meeting.

**b. Locks on Pool Gates** – A motion to remove the pool locks that require a key for exiting the pool area was made and seconded from the floor. There was discussion amongst the owners. Catherine stated that too many people left and we do not have a quorum to vote.

**c. Speed Bumps** – A comment came from the audience that we need speed bumps because people whip through the parking lot going very fast.

**d. Pool Lights** – A comment came from the audience and stated that we need more lights around the pool.

**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 11:55 p.m.

Respectfully Submitted,  
Tony Caniglia, Secretary  
Lakeside at Charlotte County