

**LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.**  
**BOARD OF DIRECTORS MEETING**  
**March 26, 2015**

**CALL TO ORDER AND ROLL CALL:** The Lakeside of Charlotte County Board of Directors Meeting was called to order at 1:30 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 and Richard Bielawiec. Tony Caniglia was excused. Also present was Brenda Binder from 1<sup>st</sup> Choice Condo Management.

**READING OR WAIVER OF READING AND APPROVAL OF THE February 26, 2015 MINUTES:** A motion to approve the February 26, 2015 minutes as presented was made by Trudy and seconded by Rich. All in favor, motion carried.

**UNFINISHED BUSINESS:**

- A. **Maintenance Man** – Brenda stated that she still hasn't heard anything back yet. Catherine stated that we have been relying on volunteers and they are all doing an excellent job. A comment came from the audience about compensating Tony for everything that he has been doing. Catherine stated that it is not legal to compensate a Board member with Association money but if resident's want to thank him personally then they can. An audience member stated that she tried to give Tony something and he refused to accept it. Brenda stated that she is waiting on one more bid for the Board to make a decision and see if it is financially feasible to hire an outside maintenance company. John stated that we currently have \$13,500 budgeted for 2015 for maintenance salary, so we may have to scale down our list of requests to stay within our budget. There was discussion about the several companies that we are currently getting bids for and the services we would require.

**NEW BUSINESS:**

- A. **POOL** – Brenda stated that we are having problems with the service. Rich explained his recent run in with the pool company. There was discussion about Rich Cain getting his pool license and taking over the pool service. There was discussion about converting to a salt system for the pool. Brenda stated that she will get information on it. Rich stated that we may have a pool leak because the water was down an inch in one day.
- B. **LAKE WEEDS** – Rich stated that he spoke with the gentleman with the Lake Doctor last week. He stated that Lakeshore has taken the responsibility of looking into adding a particular species of fish, Grass Carp, which would eat the weeds. Up to 320 fish could be added and they cost \$10 per fish. At the other end of the lake, they have to put in a grate so the fish cannot get out. In May or June, those fish can be expected to be added into the lake. A resident stated that they talked to Steve from Lakeshore and they are going to put 400 fish in.

- C. ENGINEER** – John stated that core samples were taken yesterday and we will get a report in a couple of weeks. From preliminary reviews, another inch top coat will not do much good, we would need a sealer with sand mixed in. John stated that he will post it on the website when he receives it.

John stated that he obtained two bids from companies regarding an engineer to help our filing with FEMA to be taken out of a flood zone. John stated the neither company can guarantee a positive end result with FEMA. John reviewed the company information and background with the Board of Directors. Both engineers would complete a survey of the East end of the lake and provide topographic maps in support of our application to FEMA. Johnson Engineering would provide a LOMA (letter of map amendment) which would ask FEMA to remove the buildings from a flood zone. Coastal Engineering would provide a LOMR (letter of map revision) which would tell FEMA that they messed up from the beginning and try to get them to change the map. Base flood elevation is the spot that everything flows from and determines what areas are lower flood zones. The engineering companies did not find a base flood elevation in the FEMA documents for our zone. Both companies estimate a 6 to 9 month process before they get a response from FEMA. Both companies will provide a topographic survey. Coastal Engineering is \$3000 and Johnson Engineering is \$3200. Because Johnson is filing a LOMA, an elevation certificate is required for all the buildings at a cost of \$3,150. Coastal is not going to do elevation certificates. The cost to prepare all the documents and file for FEMA is \$3000 for both companies. If FEMA comes back and does not have enough information, the follow up cost is \$5000 for Coastal and \$1500 for Johnson. The payment terms are identical. They require payment to begin 30 days after they begin. Both companies can begin within a couple weeks from receiving a signed contract.

John stated that we can get the money for this project from the rollover funds from 2014 which are \$6,490.75. If we went with Coastal Engineering, we could fund completely from rollover. If we go with Johnson Engineering we would need an additional \$3350. If we need follow up funds we would have to get them from another source.

A comment came from the audience questioning when remapping would be done for Charlotte County. John stated that it was 4 years away. A comment came from the audience that if Coastal gets the mapping changed, then in 4 years FEMA probably wouldn't change our mapping. If we go with Johnson, we could potentially be replaced in a flood zone when remapped in 4 years. There was discussion about the past with the flood zone and FEMA.

John stated that both companies will do a good job and based on the cost, he recommends going with Coastal. After some discussion, a motion was made to accept Coastal Elevation's proposal to do the letter to FEMA was made by John and seconded by Rich. All in favor, motion carried.

- D. SPEED BUMPS** – Rich stated that there have been comments about excessive speed throughout the Association. Rich questioned putting in a set of speed humps as a test to see if it helps the speeding. It would be approximately \$500 for the speed bumps and signs. A comment came from the audience that Lakeshore is putting them all the way around and that may encourage some people to drive on our side so the speed bumps could help speed the traffic down. After some discussion, a motion was made to install one set of speed humps was made by Rich and seconded by Catherine. John questioned where we would get the funds. Brenda stated that there is \$591 in the Settlement Account. John stated that he is in favor on a trial basis and feels we would have an evaluation to either remove it or purchase more. The motion was amended to install one set of speed humps on a trial basis and re-evaluate after a year by Rich and seconded by John. All in favor, motion carried.
- E. BACKGROUND CHECKS** – Brenda stated that we had talked about implementing background checks that are not seasonal. To run the background check is \$55. Would we keep the rental fee \$15 to Lakeside and then \$55 for the background check and charge \$70. Brenda also questioned whether we require husband and wife to each get a background check and how long of a rental period should we require a background check. Brenda also stated that some of our problem tenants have passed background checks. John stated that we could also exempt previous renters. Rich stated that these are posing legal questions. A comment came from the audience that all renters should be required to have background checks. After some discussion, it was decided that the Board needs more information.
- F. 2<sup>nd</sup> QUARTER MAINTENANCE FEES** – Brenda stated that she has confirmed with the bank that \$535 will be taken out for those with auto debits, instead of the \$600. Brenda stated that those with auto debit could get refunds from her office.
- G. OTHER–**
- a. Hot Water Heaters** – Rich stated that our hot water heaters will no longer be manufactured any longer and residents have asked about tankless water heaters.

**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 3:12 p.m.

Respectfully Submitted,  
Tony Caniglia, Secretary  
Lakeside at Charlotte County