


LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.
BOARD OF DIRECTORS MEETING
December 11, 2014

CALL TO ORDER AND ROLL CALL: The Lakeside of Charlotte County Board of Directors Meeting was called to order at 1:32 p.m. by Brenda Binder. 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 March 20th, 2014 MINUTES: A motion to waive the reading and approve the March 20th, 2014 minutes as presented was made by Trudy and seconded by Catherine. All in favor, motion carried.

UNFINISHED BUSINESS:

- A. Table** – Catherine stated that at the last meeting we had voted to buy a table for the pool deck because we had lost one, but we really need two tables. Catherine has not purchased a table yet because she felt there was no reason to buy it and then store it all summer. She would like to order one now and get it here before January 1st, 2015. John asked what the price of the table is. Brenda stated that we approved \$250. Rich asked whether that was for one or two tables. Catherine stated that it was approved for one table. A motion was made to purchase two tables for the pool area by John and seconded by Rich. All in favor, motion carried.

NEW BUSINESS:

- A. BUDGET** – Brenda stated that John did a great job on the budget. John stated that putting the budget together most of the items were the same with some slight increases in some areas that could be a problem for us in 2015. One of the problems is the potential increase for flood insurance and the other was adding additional money to Building Maintenance because we had a lot of unplanned expenditures this year, from mold remediation and rebuilding of walls from leaks. Probably the largest factor is the realignment of the Reserve allocations based on quotes that Brenda received in October and November pertaining to paving, pool and roof. The biggest one is paving, which we had an outlook of 3 years from now at \$79,000. Brenda has a proposal that is in the opinion that instead of putting a top coat of asphalt on, we could do a mixture of seal coating and sand that would do the job as long as we continue to do it at 4 or 5 year intervals. If we go with that assumption, we could remove the requirement of putting any more money into paving because there is enough right now to take care of the proposed specifications into 2017. John stated he would feel more comfortable if we had one more company look at the paving and let us know what their recommendation is and if it is the same then we have a good comfort factor. Painting is a slight increase

from the past, pool is about the same and the roofing is a little increased. This would translate to a quarterly fee of \$600, which is a \$25 increase from last year. Catherine looked at it and said she doesn't see where anything could be cut so it looks good to her. There was discussion about how the Board feels about the proposed budget. Brenda stated that John was aware but others did not know that effective April 1st, 2015 there is the potential for a 23% increase in flood insurance which is why the numbers went up. Brenda sent this information to the agent and Beth spoke with her broker and the broker said it is on the table but it is supposed to be called the "Affordable Act," and there may be other things that happen in between now and April 1st that change that. Brenda stated that the only thing she will do to the budget is when she puts the figures in  in **Tops** the top and bottom numbers need to agree so she will either put the \$278,454 in and not the income that we may receive or she can put the income we may receive in miscellaneous but we will go over that more when John gets down. Rich asked if we are going to be positive at the end of the year. Brenda stated that yes we will but we don't know quite where we will be exactly. A motion to approve the proposed budget as presented was made by Trudy and seconded by Catherine. All in favor, motion carried.

Catherine stated that she spoke with Brenda about a custom coupon sent with the budget that would allow the owners to send that coupon to Brenda if the coupon books are not ready by January 1st. Brenda stated that she will order the coupon books this afternoon. Brenda stated that she will put the mailing together and we can actually already send out the 1st notices because they are ready so we will put them together.

- B. ANNUAL MEETING** – Brenda stated that we set the meeting for the first Saturday in February which is February 7th, 2015 but Rich is going to be out of town and is asking if we can have the meeting on February 21st, 2015 at 10:00 a.m. so that he can attend.

- C. MAINTENANCE MAN** – Catherine stated that we hired a young man temporarily to take Karl's place. He is currently pressure washing and working 8 hours a day to catch up and he is working at \$15 per hour. Rich asked if he left or what the circumstances were. Brenda stated that he had back surgery and was supposed to be out two weeks but when he went back to the doctor they found a spot that they need to investigate and he will be out another 6 to 8 weeks. Brenda stated that we got bids for power washing the buildings, sidewalks and curbing and they came in at \$2730 for Dan Bergman and \$4000 for another company. Catherine stated that we need to thank Tony for being such a big help since Karl has been off. Trudy stated that we need to thank Catherine as well. Tony stated that Karl has been out for a non related to work back injury and we were not paying him so we are making up for it with the replacement being full time right now. Rich questioned whether we should give Karl a holiday gift. Brenda stated that she believes it would be very helpful because he counted on this income and he asked for his vacation pay. Rich stated that he believes a \$100 for a holiday bonus and another \$100 to help him out for saving us money. Rich questioned whether a week's salary was

appropriate, which is \$260. Brenda stated that she thinks \$200 is an appropriate amount. A motion to approve a \$200 Christmas bonus was made by Tony and seconded by Trudy. All in favor, motion carried.

D. MULCH – We got a bid from Jason for \$1365 to redo the mulch. The mulch is basically gone so people are asking if we are going to do it. A motion was made to hire Pinnacle to put the mulch down for \$1365 by Catherine and seconded by John. All in favor, motion carried.

E. Other – None at this time

ADJOURNMENT: There being no further business before the Board of Directors, a motion to adjourn was made by Catherine and seconded by Trudy. All in favor, motion carried. The meeting was adjourned at 2:08 p.m.

Respectfully Submitted,

Tony Caniglia, Secretary
Lakeside at Charlotte County