

**LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.**  
**BOARD OF DIRECTORS MEETING**  
**October 22, 2015**

**CALL TO ORDER AND ROLL CALL:** The Lakeside of Charlotte County Board of Directors Meeting was called to order at 2:00 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, Richard Bielawiec and Tony Caniglia. Also present was Brenda Binder from 1<sup>st</sup> Choice Condo Management.

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

**UNFINISHED BUSINESS:**

- A. FLOOD INSURANCE** – Catherine stated that we have been jumping through hoops trying to get the refund from the flood insurance for the 1200 building. We have to get all the owners and/or their mortgage company to write a letter stating that the flood insurance isn't required.

**NEW BUSINESS:**

- A. PARKING LOT** – Catherine questioned what we are going to do about the parking lot. Rich stated that we have contacted 4 companies that we contacted for bids. The engineers report stated that we should take it up and start over, or we can do a tar, sand and sealant emulsion mix and put that into the worst cracks. There are a lot of cracks between the two layers of blacktop. Rich stated that he forwarded the engineers report to the companies so they can see exactly what we want done. John stated that we should get a bid for replacement so that we have it for the Reserve analysis. Rich stated that he would email Rich and Tony the address of some of our condos that have done the sealing so that they can look at the paving. Rich stated that we will email everyone the proposals. Rich B. asked what the timeline was. Rich stated that we are looking at November and the longest part of the process is waiting for permits.
- B. POOL DECK** – Rich C. stated that the deck at the end of the building by the lanai is cracked and sinking and we need to have it leveled. He stated that he contacted 6 to 7 companies and three companies were not interested. Three companies came out and spoke with Rich and explained what needs to be done. It is a bigger job than we were anticipating. Rich reviewed the alternatives with the Board which include Pavers and a thin layer of concrete over the existing concrete. There was discussion about what option would be the best. Brenda stated that there is really no easy fix without getting into some costs. John stated that he thinks we should do the skim coating. Rich stated he will get some more bids.

**C. POOL FURNITURE** – Catherine stated that the pool furniture fabric is splitting and she believes that we should do half at a time. The cost is \$95 for lounge chairs and \$70 for the regular chairs. We have done some of the lounge chairs but not many. Clinton Casuals can come and take half Saturday and then the other half when they are completed. If we do 16 lounge chairs and 16 regular chairs the cost is \$2,740. A motion was made to have the fabric replaced on the 32 chairs was made by John and seconded by Rich. All in favor, motion carried.

**D. OTHER–**

- a. POOL LEAK**– John stated that the water usage in the pool continues to be high. Rich stated that he believes there is a conduit leak that goes to the lights and he will get a leak detection company out.
- b. MAINTENANCE MAN** – Catherine stated that both Sherry and the volunteers have been doing a great job. Tony stated that there are several things that do need to be completed though. Brenda stated that she does not think we should add someone so quickly to the policy. Spring or summer would be best to add a new employee to the policy. Catherine stated that there is a big cost difference between having Sherry cleaning around the pool area and having someone here as a maintenance person.
- c. PAINT**– A comment came from the audience stated that the paint is bubbling on the walkways. Catherine stated that the moisture comes up underneath the paint and causes it to bubble. Tony stated that a Sherwin Williams representative came out and said no matter what, paint is going to bubble because the moisture in concrete through the ground. Brenda stated that it will get taken care of in front of her unit.
- d. RENTERS** – Tony stated that there have been several issues with tenants such as people trying to have a dog and having a truck. He stated that we have been on top of the rule breakers.
- e. TRUCKS** – A comment came from the audience showing interest in changing the Rule about trucks. Brenda stated that we have voted before but have not had enough owners vote that they would like it changed. She stated that we would have it on the proxy for the annual meeting.

**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 3:12 p.m.

Respectfully Submitted,  
Tony Caniglia, Secretary  
Lakeside at Charlotte County