

LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.
BOARD OF DIRECTORS MEETING MINUTES
October 12, 2017

CALL TO ORDER AND ROLL CALL: The Lakeside of Charlotte County Board of Directors Meeting was called to order at 1:35 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, and Tony Caniglia. Richard Bielawiec and Paul Przytulski were excused. Also present was Brenda Binder and Rich Cain from 1st Choice Condo Management.

READING OR WAIVER OF READING AND APPROVAL OF THE September 14, 2017 MINUTES: A motion to approve the minutes as written was made by Trudy and seconded by Tony. All in favor, motion carried.

UNFINISHED BUSINESS:

- A. Landscaping**– Brenda stated that Toby from Pinnacle came by and was extremely upset about the contract being cancelled. He waived the hurricane cleanup and is willing to include the tall tree trimming in the new contract. Brenda stated that she asked how quickly he could do the landscaping project and he stated that he would be able to get on it quickly. Brenda stated that one thing Pinnacle is good about is letting us know about leaks around the property. After some discussion, a motion to rescind the termination of Pinnacle was made by Catherine and seconded by Trudy. All in favor, motion carried.
- B. Hurricane Claim** – Brenda stated that she has not heard back from the insurance company regarding the adjuster. They are very busy but she is trying to get communication with them. There was discussion about hurricane claims.

NEW BUSINESS:

- A. Other** –
 - a. **Letter to Lakeshore** – Rich stated that we got the card back so they did receive the letter but haven't responded to us yet. He stated that the next step would be getting the attorney involved. Rich stated that if the exposed pipe is damaged, the sewage would be released into the lake.
 - b. **Loud Car** – Tony asked if we sent a letter to 808 regarding the exhaust. Brenda stated that she is going to reach out to the rental agent since we haven't gotten a response from the owner.

- c. **Estoppel Fees** – Brenda stated that the estoppel fee is \$250 that her office charges need to be in the contract in order for us to legally charge. She is putting them in her contract and she is going to need the contract signed through 12/31/17. Brenda stated that questionnaires are also \$150 for the bank and refinances are \$50. She stated that it does not cost the Association anything but in order for our office to charge we have to make sure it's in the contract.

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 2:34 p.m.

Respectfully Submitted,
Richard Bielawiec, Secretary
Lakeside at Charlotte County