

**LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.**  
**BOARD OF DIRECTORS ORGANIZATIONAL MEETING MINUTES**  
**February 6, 2014**

**CALL TO ORDER AND ROLL CALL:** The Lakeside of Charlotte County Board of Directors Meeting was called to order at 2:01 p.m. by President Catherine Curley. A quorum of the Board was established by the following Board Members present in person: Catherine Curley, Tony Caniglia, Trudy Dell'Orto and John Follas and Richard Bielawiec. Also present was Brenda Binder, Rich Cain and Kristianna Binder from 1<sup>st</sup> Choice Condo Management.

**READING OR WAIVER OF READING AND APPROVAL OF THE December 12, 2013 MINUTES:** A motion to approve the minutes as corrected was made by John and seconded by Trudy. All in favor, motion carried.

**UNFINISHED BUSINESS:**

- A. Pool Deck** – Catherine stated that she talked to Karl the Maintenance man and he is going to complete the patching and peeling sometime this week. He is going to try to complete it when the pool will not need to be closed. He has a friend who is going to help him as well. The reason he has not done it yet was because the weather was too cold and the thin set would not have stuck. Brenda stated that we should see what estimate Karl comes up with because we know Haik was willing to do it for \$500. When she gets the estimate she will let the Board know and we can decide then. Brenda stated that the whole deck needs to also be sealed after these repairs are made.

**NEW BUSINESS:**

- A. Election of Officers** – The slate of officers currently is Catherine Curley as President, Richard Bielawiec as Vice President, John Follas as Treasurer, Tony Caniglia as Secretary and Trudy Dell'Orto as a Director. A motion made to retain the slate of officers was made by Trudy and seconded by Rich. All in favor, motion carried.
- B. Maintenance Man** – Catherine stated that John had sent out a proposed contract for the maintenance man but we need to decide if we are going to hire Karl or if we are going to go to put an ad in the paper. Catherine stated that Karl seems to jump right in and do what needs to be done and she has had no complaints. John stated that he believes we should get something in writing stating that John is no longer wanting to work here.

After some discussion about the contract and a few changes, a motion was made to approve Karl as a regular employee at \$13 and hour by Rich and seconded by John. All in favor, motion carried.

**C. Other –**

- a. Dryer Vents** –Rich stated that at the annual meeting we talked about the dryer vent in 107 venting into the crawl space and he noticed that 207 doesn't have one coming out of the building either. Catherine stated that she talked to Brenda and we have to get a roofer. Rich and Tony are going to walk around and check all the buildings to see where we may have more vent issues.

**ADJOURNMENT:** There being no further business before the Board of Directors, a motion to adjourn was made by Catherine and seconded by John. All in favor, motion carried. The meeting was adjourned at 3:11 p.m.

Respectfully Submitted,

Tony Caniglia, Secretary  
Lakeside at Charlotte County