

LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.
BOARD OF DIRECTORS MEETING MINUTES
November 16, 2017

CALL TO ORDER AND ROLL CALL: The Lakeside of Charlotte County Board of Directors Meeting was called to order at 1:31 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, Tony Caniglia, Richard Bielawiec and Paul Przytulski. Also present was Brenda Binder and Rich Cain from 1st Choice Condo Management.

READING OR WAIVER OF READING AND APPROVAL OF THE OCTOBER 12, 2017 MINUTES: A motion to approve the minutes as written was made by Tony and seconded by Rich. All in favor, motion carried.

UNFINISHED BUSINESS:

- A. Landscaping**– Catherine stated that she talked to Toby with Pinnacle this morning and she told him not to cut the trees so far back. She also stated that he won't guarantee the island because its dry season and we have to make sure we water. There was discussion about exactly what is being done. Brenda stated that we need a new proposal.
- B. Hurricane Claim** – Brenda stated that the engineer and the disaster company Velocity have been out several times and velocity has put together the scope of work. Brenda stated that they are trying to get the roofs replaced as well as getting as much painting as they can done. We are working on trying to get a new adjuster. There was discussion about how to handle the deductible. Brenda stated that in regards to the loss assessment coverage owners should have, it is Florida statute that owners have insurance, so all units should be insured regardless of mortgage or they are breaking the law.
- C. Lakeshore Pump Pipe** – Rich read the notes regarding the Lakeshore Board meeting with the Lakeside Board. There was discussion regarding the ownership and responsibility of the exposed sewer pipe. Both Boards came in to agreement that Gibson look at the line and give their opinion on possible solutions. Tony stated that Lakeshore President Steve and Gibson were here this afternoon looking at it.

NEW BUSINESS:

- A. Budget** – Brenda stated that this is her first budget draft so she is open to comments and changes. She stated that the CPA review is now \$3800. She stated that the owners can waive it. She thinks that the Audit Committee is sufficient and we don't need a review. The Audit Committee also recommends waiving the review for 2017. Brenda reviewed the proposed budget with the board (Attachment 1). There was discussion about the budget. Brenda stated that it will either be \$545 or \$550 depending on how the owners vote with the CPA.

B. Other –

- a. **Floodlights** – Catherine stated that the GFI were not working for the outside floodlights. Catherine stated that we need an outside GFI that is waterproof. Rich is going to check the breaker.

ADJOURNMENT: There being no further business before the Board of Directors, a motion to adjourn was made by Catherine and seconded by Rich. All in favor, motion carried. The meeting was adjourned at 3:15 p.m.

Respectfully Submitted,
Richard Bielawiec, Secretary
Lakeside at Charlotte County