

LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.
BOARD OF DIRECTORS ORGANIZATIONAL MEETING MINUTES
February 8, 2020

CALL TO ORDER AND ROLL CALL: The Lakeside of Charlotte County Board of Directors Meeting was called to order at 10:30 a.m. by Brenda Binder. A quorum of the Board was established by the following Board Members present in person: Catherine Curley, Trudy Dell'Orto, Carolyn Hummel, 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 November 14, 2019 MINUTES: A motion to approve the minutes as written was made by Trudy and seconded by Catherine. All in favor, motion carried.

UNFINISHED BUSINESS: Nothing at this time.

NEW BUSINESS:

A. Election of Officers :

A nomination for Catherine for President was made by Trudy and seconded by Paul. All in favor, motion carried.

A nomination for Trudy for Vice President was made by Paul and seconded by Catherine. All in favor, motion carried.

A nomination for Paul for Treasurer was made by Catherine and seconded by Trudy. All in favor, motion carried.

A nomination for Richard for Secretary was made by Trudy and seconded by Catherine. All in favor, motion carried.

Carolyn Hummel will be a director for 2020.

B. Other –

a. Roofs – Brenda stated that Rich has been getting bids from local roofers and they are starting to come in and we will have a meeting in a few weeks to go over them. We have had Galloway Roofing out to fix a few leaks.

b. Lift Station – Paul stated that there was an invoice paid to Gibson Septic for the new pump there was a note on it "47%" note on it. He wanted to make sure that we paid 47% on all invoices. Catherine stated that we did and also on the Lake Doctor.

c. Maintenance Salary – Paul stated that he would like the Maintenance Salary line item changed to Maintenance Contractor, so it was clearer.

d. Painting Reserve – Paul stated that when the doors were painted for the owners, the Painting Reserve was charged. Brenda stated that the money was put back into the Painting Reserve as the owners paid. Catherine stated that there is one person who has not paid yet.

e. Fountain – Carolyn asked what the status was on the fountain for the lake. She was informed that Lakeshore came over and talked to us about splitting the cost. Catherine stated that they are gathering information. Paul stated that he has looked at some of the catalogs that they have and was told that it was \$12,000 to \$15,000 plus the cost of the Lake Doctor to install it. He contacted Eagle Fountain Works and got

several prices on different types of fountains and has gotten prices ranging from \$1843 to \$6845, he has given the information to Lakeshore.

Richard stated that some of the villas might not like the idea since they can't see it but he feels that it will also improve the health of the lake since it draws the water up from the bottom.

Carolyn stated that it will also improve the property values.

Rich Cain stated that they also need to investigate the electrical and make sure it is sufficient.

Catherine stated that they are gathering the information to give to us for consideration and commented that the communication with Lakeshore has been great and the Board is easy to work with.

f. Putting Green – Paul stated that he has done some more research on the putting green. There was discussion on where it would go. Paul suggested on the other side of the pool. Catherine stated that it was a temporary green that could be rolled up, but it wouldn't be that easy one the base was down. The cost would be under \$2,000.

g. Pergolas – Carolyn asked about replacing the pergolas. Catherine stated that she has looked at several different types on Wayfair that were reasonably priced. Carolyn stated that the posts on the existing ones were fine, we just needed to replace the tops.

h. Lawn – Carolyn stated that the lawn company was leaving large clumps of grass when they mow and was concerned that it would harm the grass.

i. Speed Bumps – There was discussion on what we would be doing with the speed bumps. A motion to table for now was made by Paul and seconded by Richard. All in favor, motion carried.

j. Parking over Sidewalk – Carolyn asked what we were going to do about the complaint about people parking over the sidewalk. Paul stated that we will just knock on the door and ask them not to do it again.

k. Trees – Carolyn asked about the trees. Brenda stated that Tony has sent a list of the buildings that needed new trees. We won't be planting until March or April so we have time to go over the list and decide what is really needed and possibly get new bids. Brenda stated that the costs for the removal and replacement value of the diseased trees was way too high.

l. Maintenance Man – Richard stated that he would like to compliment on the work that Andrew does. The fence really looks good. Andrew told him that it takes longer to mix the "Wet and Forget" than it does to spray the fence. It saves hours over pressure washing. Trudy stated that she agreed that he does a fantastic job.

m. Tree Trimming – Carolyn asked when the trees and bushes were going to be trimmed. Catherine stated that they just did do some trimming, but she needs to get him back out here. They will be doing the tall trees in the spring.

ADJOURNMENT: There being no further business before the Board of Directors, a motion to adjourn was made by Richard and seconded by Catherine. All in favor, motion carried. The meeting was adjourned 11:25 a.m.

Respectfully Submitted,
Richard Bielawiec, Secretary
Lakeside at Charlotte County