

LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.
BOARD OF DIRECTORS MEETING MINUTES
February 25, 2021

CALL TO ORDER AND ROLL CALL: The Lakeside of Charlotte County Board of Directors Meeting was called to order at 12:00 p.m. by Richard Bielawiec. A quorum of the Board was established by the following Board Members present in person: Janine Schmitt, 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 February 13, 2021 BOARD OF DIRECTORS MEETING MINUTES: A motion to approve the minutes as corrected was made by Richard and seconded by Janine. All in favor, motion carried.

UNFINISHED BUSINESS:

A. Clubhouse Roof – Rich Cain stated that we looked at a potential roof leak in the 700 building. He stated that they are working on the clubhouse roof and they are hoping to be done tomorrow afternoon and use of the pool can resume. Richard asked Brenda how we were paying for the clubhouse roof. Brenda stated that she would pay it out of the hurricane Reserve. Rich stated that we would pay after the permit is closed out.

NEW BUSINESS:

A. Appointing of New Director – Richard stated that he felt like we should go with someone who is year round so we have another set of eyes on the property. Janine stated that she felt that Ann would make a good 5th Board member. Paul stated that he would like to see Mary Liz on the Board. Carolyn stated that she would like Ann. Richard stated that he would like Mary Liz. Brenda stated that we can do a coin toss. Mary Liz is heads, Ann is tails. After a coin toss, Heads won. Mary Liz is the new Board member.

B. Other –

a. Additional Roofs – Richard stated that the existing 8 roofs still need to be replaced. The price was \$157,000 about a year ago for the 8 roofs and the clubhouse. He stated that he thinks we should look at doing it next fall after the hurricane season. Brenda stated that she questions the roof coverage if there is a hurricane because we have already been arguing the life expectancy of them. There was discussion about when to replace the remaining roofs. Rich Cain stated that he would get bids from Galloway for new roofs.

b. Insurance Rates – There was discussion about high insurance rate increases this year. Brenda stated that she has seen 40-60% increases but she is hopeful ours may come in less because we have a good agent.

c. Wet N Forget – Richard stated that Andrew has been applying Wet N' Forget on areas around the complex that helps us to avoid power washing so much. We are paying approximately \$1200 a year for the chemical.

d. Spreader Bar for Chairs - Richard stated that he has been working on repairing the pool chairs. After some discussion, a motion for the spreader bar for \$60 was made by Carolyn and seconded by Jeanine. All in favor, motion carried.

e. Landscaping – Jeanine stated that the landscaping done around her building was not paid for by the Association, they did it themselves for about \$620. Richard stated that an owner at the 400 building told him it was about \$550 for the stone work in front of their building. There was discussion about having uniformity in front of the buildings. Brenda stated that she thinks the landscape committee needs to come up with a list of Florida Friendly plants that owners can choose from for replacing their landscaping.

f. Lighting – There was discussion about replacing the outdoor lights with yellow LED instead of the bright white.

g. Audit Committee – Paul stated that Larry LaRoche and John Follas are joining the audit committee.

h. Shut Off Valves – Carolyn stated that a lot of the outside shut offs are not labeled or do not have the handles. Paul stated that we have tags and we can have Andrew put them on. Paul stated that we have the materials and he will ask him.

i. Front Lanai Painting– Carolyn stated that the front lanais do not look good and they need to be power washed. The paint is peeling. After some discussion, Brenda stated that we will get painting bids for the fall.

k. Flags and Lights – Carolyn stated that there are some flags with lights on the railings and she doesn't have an issue but it is against our Rules and Regulations. After some discussion, Carolyn stated that she will put a letter together to send out to all of the owners.

ADJOURNMENT: There being no further business before the Board of Directors, a motion to adjourn was made by Carolyn and seconded by Paul. All in favor, motion carried. The meeting was adjourned 1:20 p.m.

Respectfully Submitted,
Janine Schmitt, Secretary
Lakeside at Charlotte County