

LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.
BOARD OF DIRECTORS MEETING MINUTES
May 20, 2021

CALL TO ORDER AND ROLL CALL: The Lakeside of Charlotte County Board of Directors Meeting was called to order at 1:04 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, Mary Liz MacNeil 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 25, 2021 BOARD OF DIRECTORS MEETING MINUTES: A motion to approve the minutes as written was made by Richard and seconded by Mary Liz. All in favor, motion carried.

UNFINISHED BUSINESS:

A. Pool Repair Bids – Richard stated that we got 3 pool repair bids from Renaissance Pools, Better Pools and Spas and Resurrection Pools. The amount for Renaissance Pools was for \$27,509 plus the county fee of \$500-900 and freight for \$300. Better Pools and Spas was \$39,859 and Resurrection Pools for \$30,475. He stated that the best price is Renaissance Pools. Rich Cain stated that Better Pools and Spas met with him and Mary Liz and he thinks that the bid for them is so high because he was going to sand blast the old surface off down to the bare concrete. He stated that it was optional. Mary Liz stated Best Pools and Spas comes down to \$27,859 without the sand blasting. Rich stated that the travertine is optional and we could deduct \$5000. Mary Liz stated that \$12,338 is in the Pool Reserve and \$31,607 in the Maintenance Reserve. After some discussion, a motion to hire Renaissance Pool was made by Richard and seconded by Paul. All in favor, motion carried.

B. Reroof 8 Building Bids – Richard stated that we got four different bids. Galloway Roofing came in at \$162,000. PermaRoof was \$151,976. First Service is \$180,000 and CFS was \$193,000. Richard stated that he would rule out the top two because of cost. Janine asked why we are doing the roofs on the buildings when the insurance company has stated that they do not need to be done. Richard stated that the 1900 does need some work so he would rather do them all then only do one. He stated that we now have 13 buildings that are up to the new code and 8 that are not up to code. Janine stated that we should just do 1900. Carolyn stated that we did a patch on the 1800 building too. Brenda stated that those shingles were compromised during the hurricanes just not enough for insurance. Richard stated that he really likes the warranty and the wind mitigation that Galloway is including. After some discussion, a motion to redo the 8 remaining roofs was made by Richard and seconded by Mary Liz. Richard, Mary Liz, Carolyn and Paul are in favor and Janine opposed. Motion Carried. A motion to approve hiring Galloway for the remaining buildings was made by Richard and seconded by Janine. All in favor, motion carried.

C. Painting Bids – Richard stated that \$67,690 is the bid for Florida Painter's and the walkways and entranceways are an additional \$6000 and \$1900 additional for an additional two year mold and mildew warranty. Mario Painters gave a bid of \$81,760. Akers Painting came in at \$85,000 but the proposal gave minimal information. First Service gave a bid of \$105,000. Garrod Painters wanted \$83,000. There was also information on the option of homeowners to have their lanai's painting. Florida Painters uses roll on application. There was discussion about owners painting their lanais different colors. There was a suggestion by owners that we change the color of the buildings. Brenda stated that the Board would have to go out to vote with owners. The Board decided that they would best try and match the original color from 7 years ago. Brenda stated that he would let owners know about the painting and give them the option to opt in for their lanai painted for an additional cost. After discussion, a motion to hire Florida Painters in the amount of \$75,590 with the 10 year warranty and walkways was made by Richard and seconded by Mary Liz. All in favor, motion carried.

D. Foxtail Palm Planting – Carolyn stated that they are all done and planted and we owe them an additional \$60 because they check was a little low. Carolyn stated that \$1267 was for the delivery of the plants and the planting of the trees. The landscape committee planted the Xorias.

E. Other –

a. Shut Off Valves – The shut off valves have not been labeled yet but that is something that is supposed to be done. Paul stated that Andrew is going around and he is going to be labeling them. Carolyn stated that we were told that in February. Paul stated that he will call Andrew and ask him to do it now.

b. Double Payment for Andrew- There was a question about Andrew's double payment and Brenda stated that it was paid back and taken care of and there is a nice paper trail and it will be in May's financials.

NEW BUSINESS:

A. Clubhouse Electric – Richard stated that the electrical panel in the clubhouse needs replaced. He stated that the security lighting around the clubhouse pool perimeter was installed by an owner and not licensed electrician and he is concerned that it is a liability. There are also light fixtures on the 200 building and on the 1700 building that need replaced. Rich stated that he contracted Kennedy Electric and they are going to come back to him and let him know when they can come out. A motion to hire an electrician for the box and security lighting and the two lights notated was made by Richard and seconded by Janine. All in favor, motion carried.

B. Clubhouse French Doors Replacement – Richard stated that the French door frame is failing and it needs to be replaced. Rich stated that we will get a price for having the frame and doors replaced. Mary Liz stated that we could save some money by having the doors replaced without windows. A motion to bring someone in to give pricing on the doors was made by Richard and seconded by Mary Liz. All in favor, motion carried.

C. Three Driveway Drain Pipes – Richard stated that the drains that lead to the lake are failing and they are all deteriorating and he is worried that it is a liability issue. Richard stated that he has a company in Sarasota that he can get a proposal for us. Brenda stated that we will get them out and once we have a proposal then we will bring it to a vote. Richard stated that he thinks there is an estimated cost of \$4000 to \$5000.

D. Credit Card – Mary Liz stated that there is a home depot credit card with a \$1500 limit. Janine stated that she thinks we should have an Association credit card that we can use at any place. Brenda stated that she will contact the bank and see what options we have. If we go with a Discover VS an Association credit card is that the Association card through the bank does not have the signers personally responsible versus going with other companies who will have the Board members using it and they are personally liable.

E. Recycling – Richard stated that we are having issues with Lakeshore using our recycling. Richard stated that he called Charlotte County Solid Waste and Lorenzo Datez told him that we can get a recycling dumpster down at the end for season and it would be free of charge. He stated that we are possibly going to have to pour another concrete pad. There was discussion about how to handle the recycling.

F. Other –

a. Docks – Janine stated that the dock by the 200 building needs repaired or replaced. Brenda stated that she will have Rich or Andrew look at it.

b. Rocks – The 500 building wants red rocks like the 400 building and are willing to pay for the rocks. Richard stated that when the rocks were added to 400 it should have had a vote of the owners because it was a modification because the land was dug out. Carolyn stated that she wants to see where that is in the documents. Brenda stated that there was a test done to see what the 400 building looked like but now we need owner approval for further buildings. There was discussion about having a vote for whether or not to allow other buildings to do the same modification. It was decided to put that on the proxy for the Annual meeting.

c. Pool and Office Phone – Janine stated that we should get rid of the phone because the office phone is not manned. She said the pool phone is not needed by Florida Department of Health. Paul stated that he did research several years ago and the insurance company insists that we need that phone or we can be in big trouble if something happens because its related to liability. Brenda stated that she will get it in writing from the insurance company.

d. Master Key – There was discussion about units not wanting to be master keyed. Brenda stated that when we go around and do the shutters will be a good time to see who needs to be master keyed.

e. Vehicles– There was discussion about adding a rule that does not allow unsightly or inoperable vehicles. Brenda stated that we can send it out to the owners to vote. There was discussion about defining unsightly. Paul stated that he doesn't think there is an issue with vehicles.

f. Owner Suggestions – Janine stated that owners brought up being a 55 and older community. She stated that she brought up non-owners not having pets. Brenda stated that we don't have any. Janine stated that we do. Richard stated that if there is a disability then we cannot deny the animal. Brenda stated that she has several letters for emotional support animals. Janine stated that someone brought up not allowing annual rentals. Brenda stated that owners would need to vote yes to allow for a rental rule regarding annually to apply to them. Janine asked how often the pool chemicals are checked. Richard stated that the pool chemicals are checked daily due to the Department of Health.

g. Delinquencies – There was discussion about owner delinquencies.

ADJOURNMENT: There being no further business before the Board of Directors, a motion to adjourn was made by Janine and seconded by Carolyn. All in favor, motion carried. The meeting was adjourned 3:35 p.m.

Respectfully Submitted,
Janine Schmitt, Secretary
Lakeside at Charlotte County