

LAKESIDE VIEWS

March 2017 ~ Volume 6, #1



Sunset on the G.O.M.

Meet New Board Member Paul Przytulski

Paul Przytulski (1307) was elected a member of the Board of Directors (BOD) by owners at the Annual Meeting on February 11th. At the organizational BOD meeting on February 16th, Paul was then elected Treasurer. He replaces previous BOD member and Treasurer John Follas (701) who retired at the end of 2016 after four years on the BOD. Paul and his wife Karen have three children, one grandchild and live at Lakeside approximately 6 months out of the year. Up north they live in E. Lansing, MI. They purchased their condo at Lakeside in 2009. Paul, who was born in Detroit, is a retired IRS Auditor, an alumnus of Michigan State University, and served in the U.S. Army. He enjoys golf, bowling, and can be seen frequently around the grounds of Lakeside doing various volunteer jobs like power washing vinyl fences, planting new bushes and flowers, climbing ladders to replace security bulbs, or checking out the property on the golf cart. Thanks Paul, for all that you do! Karen's sister Ann Weisenburger (husband Steve) and brother Doug also own units at Lakeside. And, Karen's parents, Antonia (Ann) and Ed Rutherford (both deceased) purchased a unit at Lakeside in 1989. So, there is a long history for the Rutherford and related families at Lakeside!



Lakeside Condo Association Officers for 2017

At the Board of Director's organizational meeting held on February 16th, Lakeside Condo Association Officers for 2017 were elected by BOD members. The results are as follows:

President: Katy Curley (203)

Vice President: Tony Caniglia (807)

Treasurer: Paul Przytulski (1307)

Secretary: Rich Bielawiec (704)

Director: Trudy Dell'Orto (903)

(These officers serve a one year term)

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Board of Directors

President: Katy Curley ~ ccdc4033@yahoo.com

V.P.: Tony Caniglia ~ lindab252@comcast.net

Treasurer: Paul Przytulski ~ paulprzytulski@msn.com

Secy.: Rich Bielawiec ~ bielawiec25275@comcast.net

Director: Trudy Dell'Orto ~ trudypunt@aol.com

Association Manager ~

Brenda Binder, 1st Choice Condo Mgmt. Assoc.

Newsletter & Website Editor/Designer

John Follas — Unit 701: jfollas@comcast.net

website: www.lakesidefl.org

Truck Vote Passes

At the February 11th Annual Meeting, a change to Lakeside Condominium Rules and Regulations, Item #22, Vehicles and Parking, was passed by a vote of 63-13 to allow *non-commercial pickup trucks* to be owned by unit owners, and renters, and to be parked overnight in the common elements. This change became effective immediately. The truck guidelines are as follows:

1. Nothing larger than 3/4 ton (e.g.: Ford F-150, Ram 1500, Chevy 1500, Toyota Tundra, etc.)
2. Four wheels only.
3. No diesel engines.
4. No commercial trucks or any commercial signage on trucks.
5. No ladders on trucks.
6. No more than 22 feet long from bumper to bumper.
7. No camper backs in bed of truck.



Revisions to Rules & Regs. #22 will be processed by 1st Choice Condo Mgmt., with the final version sent to unit owners for approval.

55+ Condo Designation Study Voted Down

At the Annual Meeting, proxy and on-site votes defeated a request to explore the possibility of changing the By-Laws to reflect the requirement for owners and renters to be age 55 or older. This item was last presented and voted on approximately five years ago at the Annual Meeting. It was also defeated at that previous meeting.

Landscape Improvements for 2017

Under the direction of new Landscape Committee Chairman, Mike DeFelice (307), many replacement or new plantings have been made this year (e.g. bldgs. 2000, 1900) In addition, solar powered decorative night time lighting strips have been added to the center palm trees of each building, plus the two entrance palms to the pool area. Also, after being flooded earlier this year, due to extremely heavy rains, the entranceway green enhancement lights were repositioned and replaced. Most of this work was done by a crew consisting of Mike, Bob Salley (708), and Paul Przytulski (1307).



Additional bags of rubber mulch were spread around planting beds and tree bases in December and January. Gil and Audrey Cousino (1103), Tony Caniglia (807), Paul and Karen Przytulski (1307), Mike and other owner volunteers gave generously of their time and energy to complete this arduous task. The rubber mulch has held up very well from its first installation in 2016. All in all, the property looks pretty good. It would look great with lots of rain!



Bldg. 2000



Cactus Blossoms



Bldg. 2000

Renter Background Checks

Due to complications experienced with some year round renters over the past couple of years, a proxy item was voted on at the 2017 Annual Meeting on February 11th to mandate background checks for all renters. This passed by a vote of 61-23. The cost for these local, regional and national level checks will be borne by the unit owner. A final decision on questionable renters will be made by the President or the BOD. Unfortunately, an initial round of background checks will also be required for seasonal (3-4 month) renters, even those who have rented for many years. The process and documentation will be developed by 1st Choice Condo Mgmt. Services and Lakeside's attorney. It will take 6-8 weeks for the completion of all aspects of this procedure.

Permanent (Asphalt) Speed Bumps Rejected

At the Annual Meeting, one of the proxy items calling for the installation of "permanent" asphalt speed bumps was rejected by owners. However, installation of "temporary" speed bumps, like those shown in the photo, will commence in the March/April time frame in accordance with a motion approved by the BOD in 2016. These would be similar to a set of three already installed at the 300/600 building area of the driveway, which seem to be doing the job in that area. They will be strategically placed along the driving area to mitigate overall traffic speeding issues. Hopefully, this will slow down cars entering Lakeside from Rampart Blvd., and from the rear of Lakeshore, and improve walking and bike riding safety for Lakeside owners and guests, especially younger grandchildren. Over the past year, many of these speeding drivers have been asked to slow down by unit owners, including Directors, but this has not seemed to be effective. Hence, the need, expense and inconvenience of speed bumps.



Financial Matters

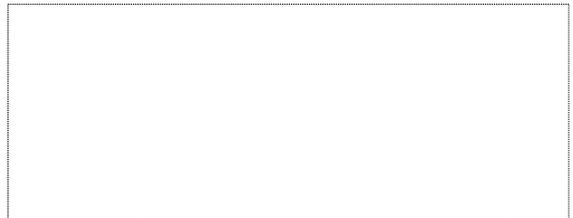
- The 2017 budget was adopted at the February 11th Annual Meeting in the amount of \$253,150. This is an increase of \$40 over the 2016 adopted budget, and \$250 over the 2015 budget. The principle increase is in Reserves, particularly the Paving Reserve.
- The quarterly Maintenance Fee per unit in 2017 is \$545, a \$10 per quarter increase over 2016.
- 2016 closed being under budget by \$4,313.82. Major under budget items were: property insurance, maintenance salary, mold remediation, and lift station. Major over budget items were: building maintenance, water & sewer, accounting & audit. (note: unit owners may request a copy of the 2016 Treasurer's Report for further information)
- The combined reserve accounts held \$323,230 in them at the close of 2016.
- Liabilities at the end of 2016 consisted of pre-paid owner assessments in the amount of \$31,624.
- Owner equity carryover at the end of 2016 was \$17,113 (rounded).
- A yet to be determined Special Assessment will occur in 2017 for major repairs to the existing pool deck and deck drainage system, and a possible extension to the lounge area of the deck towards the bocce court in order to accommodate additional sunbathers. Your Board of Directors is currently evaluating proposals for this project.
- A one year 0.2% APY Reserve \$75,900 CD that expired on 2/23/17 was rolled over into a two year CD through Suncoast Credit Union at an APY of 1%.



**LAKESIDE OF CHARLOTTE
COUNTY CONDOMINIUM
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March 2017 NEWSLETTER

Welcome Back Party!



Photo Credit: Mary Liz MacNeil (204)