

# LAKESIDE VIEWS

March 2021 ~ Volume 10, #1



## Annual Meeting

The Lakeside Condo Assoc. annual meeting was held on February 13th, in the gymnasium of the First Alliance Church, in Pt. Charlotte, due to COVID-19 restrictions. A quorum of 70 unit owners (out of 116) was obtained from 59 by proxy and 11 in attendance. The meeting was also available via Zoom for remote owner viewing for the first time. Two owners attended via Zoom. Treasurer Paul Przytulski (1307) gave his annual report (see website under Financial Information). The proposed 2021 budget of \$269,970 was approved with 2 objections. Both Proxy items were approved. Four Directors were elected including past Directors Rich Bielawiec (704), Paul Przytulski (1307), Carolyn Hummel (1904), and new Director Janine Schmitt (301). A fifth Director will be chosen by the BOD at their Feb. 25th BOD meeting from five candidates who proclaimed their interest at the Annual Meeting: Ann Drevlow (805), Mary Liz MacNeil (204), Barbara Pinamonti (102), Jim Rolff (208) and Tony Costanza (1308). Each candidate spoke to the BOD, owners present and to Zoom watchers as to their interest and qualifications to serve on the BOD. Under New Business it was disclosed that the Clubhouse will be re-roofed from existing hurricane "Irma" funds and that Lakeside's attorney is still pursuing a settlement with the insurance company for the remaining eight villas. If that attempt is unsuccessful, then the villa units will be re-roofed from Roof Reserves.



Photo Credit – Paul Przytulski

## Katy and Trudy Retire from the BOD

At the conclusion of this year's Annual Meeting long time President Katy Curley (203) and BOD member, past Social Committee Chair, and recent VP Trudy Dell'Orto (903) retired from the Board of Directors. On behalf of all owners, flowers and plaques, created by Mary Liz MacNeil (204), were given to both ladies in appreciation for their many years of service to Lakeside (Katy 15 years! and Trudy 14 years!). They both experienced and survived hurricanes "Charlie" and "Irma", and guided owners through extensive repairs and improvements to the complex as well as individual units. Thank you, Katy and Trudy, for all of those long hours that you spent coordinating and resolving major repairs while listening to individual owner's stories and complaints. Perhaps now you can both truly enjoy "Life at Lakeside"!



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### Board of Directors

Pres.: Rich Bielawiec ~ bielawiec25275@comcast.net

V.P.: Carolyn Hummel ~ carolyn\_jay\_hummel@yahoo.com

Treas.: Paul Przytulski ~ paulprzytulski@msn.com

Secy.: Janine Schmitt ~ jmg0127@hotmail.com

Dir.: Mary Liz MacNeil ~ geegeeml@aol.com

### Association Manager

Brenda Binder, 1st Choice Condo Mgmt. Assoc.

### Newsletter & Website

John Follas (701) - Designer & Editor

Carroll Beegan Follas (701) - Associate Editor

Website: [www.lakesidefl.org](http://www.lakesidefl.org)

## Lakeside Family That We Lost in 2020 - 2021



Tony Masiello - 201



Brian Pease - 804



Bill Doak - 1704



Jay Hummel - 1904

## New Unit Owners

*Please extend a warm Lakeside welcome* to the following new unit owners who purchased between March 2020 and February 2021:

102 ~ Barbara Pinamonti - FL

804 ~ Jim & Brenda Shankel - PA

106 ~ Debra Hixon - FL

1601 ~ Michael & Marilyn Guerra - GA

202 ~ Harold Palmer & Elizabeth Dunham - FL

1605 ~ Dan O'Rourke - FL

303 ~ Joe & Sharon Schibik- FL

1802 ~ Billy Joe Gillenwater - FL

402 ~ Richard & Virginia McDermott - NY

2001 ~ Jo-Anne Gorman - RI



## New Board Member/Secy. ~ Janine Schmitt (301)

Janine, and husband Ken, who live in Florence, KY, when they are not at Lakeside, purchased unit 301 in 2016 after renting for a number of years. When home in Kentucky, Janine and Ken make an event of the Kentucky Derby each year, and have actually attended a couple of them! Previous to renting, Janine and Ken occasionally visited Janine's parents, Walter & Rose Gachuk, who rented from 1989-2003. Janine's professional career spanned 36 1/2 years with American Airlines, initially as a gate agent at O'Hare airport in Chicago, ending up in a dual role as gate agent and Admin. Asst. for American's GM at the Cincinnati airport. Previous BOD experience includes 3 years as the Chair of the Architectural Improvement Committee at her Kentucky condo. At Lakeside, Janine has served for many years on the Social Committee and is a frequent visitor to the pool area. In the interest of transparency, one of Janine's goals is to have all future BOD meetings available to owners via Zoom.



## 2021 BOD Officers Elected at Organizational Meeting

At the BOD Organizational Meeting, immediately following the 2021 Annual Meeting, the following were elected as Officers for 2021: President — Rich Bielawiec (704), Vice President — Carolyn Hummel (1904), Treasurer — Paul Przytulski (1307), Secretary — Janine Schmitt (301). A fifth Director was chosen at the Feb. 25th BOD meeting.

## New Director/Board Member ~ Mary Liz MacNeil (204)

Mary Liz, who was born in Canada and moved to the USA in 1955, and her husband Glen, inherited unit 204 in 2005 from Glenn's sister. When not at Lakeside, they lived in the Framingham, MA area. Sadly, Glen passed away in 2013. They were married for 51 years and have a son Scott, a daughter Christina and 3 grandchildren. Scott lives in N. Carolina, and Christina lives in MA. Besides raising her children and being a good wife, Mary Liz enjoyed a 25 year career in Purchasing, Vendor Relations and Property Management working for the Consolidated Group in Framingham, and the Oracle Corp. (CA) facilities in Burlington, MA. She also served 5 Presidents of the Metrowest YMCA in Framingham, MA as their Executive Assistant. She enjoys spending time with family and friends plus music, reading, theater and golf. Mary Liz is a year round resident at Lakeside, but spends some time in the summer visiting family and friends in NH and MA. At Lakeside, Mary Liz has been an active member of the Social Committee for many years, maintains the bulletin board, was on the Audit Committee prior to being named a Director, and in 2020 revised and updated the Association Directory. The Directory will now be published on an annual basis. She would like to contribute her experience and background to the BOD and keep Lakeside the nice place it is to live.





## Financial News

- The 2021 budget that was adopted at the February 13th Annual Meeting is \$269,120.
- The quarterly Maintenance Fee per unit in 2021 is \$580, a \$30/qtr. increase from 2020.
- 2020 expenditures were \$18,600 over budget due to unplanned expenses for: increased water rates, mold remediation, pool water heater repairs, pool maintenance, and the new water fountain in the lake.
- All bank balances reconciled with operating statements at the end of 2020.
- Reserve Account balances at the end of 2020 were as follows:
  - Roofing: \$291,099      ● Paving: \$70,025      ● Painting: \$70,725
  - Pool: \$9,266      ● Betterments: \$2,128      ● Maintenance: \$30,238
- Remainder from Hurricane “Irma” Insurance Proceeds at the end of 2020: \$47,206.
- Current reported asking prices for condo units at Lakeside and Lakeshore are in the \$125,000 and up range! (actual sell prices have ranged from \$89K — \$123K)



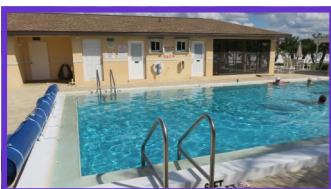
## Re-Roofing of Clubhouse and Eight Villas

Three years after Hurricane “Irma”, and continued discussions with the Association’s insurance carrier, 8 villas and the clubhouse, not covered in the initial settlement, are going to have their roofs replaced in 2021. Reserves will fund this project. These roofs were last replaced some 17 years ago, and have reached the end of their useful Florida lives. The first unit to have its roof replaced was the Clubhouse during the last week in February. The 8 villas in question (500, 600, 900, 1100, 1500, 1800, 1900, 2000) will be re-roofed most likely during late summer or early fall. 12 units were re-roofed in 2018. Hopefully, this episode from “Irma” will be behind us by the end of 2021.



## COVID-19

Once again, COVID-19 brought change to the activities at Lakeside and the surrounding area in 2021. For starters, the Annual Meeting was held in the gymnasium of the First Alliance Church in Pt. Charlotte in order to accommodate owners and the BOD in a seating arrangement consistent with COVID suggested guidelines for groups. Mixed doubles bocce started up again in late January, thankfully, along with men’s cards. Also, the pool has been open all season long. Thanks to the volunteer caretakers of the pool! Golfers were able to play at all of the local courses. Spring training for MLB got underway in Ft. Myers, Pt. Charlotte and Northport at the end of February with limited attendance. And, on a randomized basis over the season, most eligible owners were able to find COVID vaccine shots, although some had to travel over 100 miles from Lakeside to get them!



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**Squab in Bldg. 700 Bike Basket**



**MARCH 2021 NEWSLETTER**

**New Water Fountain**

In late July 2020, a replacement water fountain/aerator was installed in our lake to the delight of both Lakeside and Lakeshore owners! The old, original unit ceased working in early 2020. It took a few months for an agreement to be worked out between Lakeshore and Lakeside condo association BOD's as to selection, cost sharing and future electricity and maintenance costs.

Lakeside's portion of the equipment and installation bill was \$8,086.90 which was 47% of the entire cost of the project (\$17,206). The monthly electric bill will

be paid by Lakeshore. While it would seem that the fountain contributes to the quality of the lake water by aeration, the facts are that it does so minimally. According to Rich Bielawiec, former high school science teacher, it would take 6-9 units strategically placed in the lake to fully aerate the water. However, we, and the fish, have enjoyed high water quality in the lake due to natural flow, shoreline mitigation and nature at work. All unit owners have very much enjoyed having this part of our ambiance working again!

