

**LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**September 16, 2020**

**CALL TO ORDER AND ROLL CALL:** The Lakeside of Charlotte County Board of Directors Meeting was called to order at 10:06 a.m. by Catherine Curley. A quorum of the Board was established by the following Board Members present in person or via speakerphone: Catherine Curley, Trudy Dell'Orto, Carolyn Hummel, Richard Bielawiec and Paul Przytulski. Also present was Brenda Binder and Richard Cain from 1<sup>st</sup> Choice Condo Management.

**READING OR WAIVER OF READING AND APPROVAL OF THE UNAPPROVED MINUTES:** A motion to approve the May 14, 2020 was made by Carolyn and seconded by Rich. All in favor, motion carried.

**UNFINISHED BUSINESS:**

- A. **Fountain** – Rich Cain stated that the fountain has been paid for and is up and running and looks very nice. Trudy agreed. Rich Bielawiec questioned who is paying for the electric. Rich Cain stated that Lakeshore is paying for the electric and reimbursement was never discussed.

**NEW BUSINESS:**

- A. **Landscaping** – Rich Cain stated that he and Catherine have had several discussions with Toby about the quality of work being done and those items that he is supposed to be doing and not. Tobys answer was to talk about how he is losing money on the contract and that we should get bids so we can see what we should be paying. Rich told him to send us a revised contract and he would also get bids. Rich stated that he has had Andrew spraying the weeds and fertilizing the palms and there was discussion about Andrew taking over the rest of the landscaping duties.

There was discussion about the proposals that Rich Cain had provided to the Board of Directors. Carolyn stated that we need to send Pinnacle the 60-day notice to terminate the contract. Catherine stated that she asked Rich to negotiate that if possible, based on the damage that they had done to the down spouts and the bocce court.

Rich Cain stated that there is a difference in the wordage in some of the proposals, but he has talked to all of the landscapers to make sure they were bidding apples to apples.

Paul stated that we can get rid of the two proposals that are over \$3,000 a month. He stated that he likes the diligence that Andrew has but is concerned as to what would happen if he had a mower break or he was ill. Rich stated that he would be buying all new equipment so it would be under warranty and if he had to, he would rent a mower.

Carolyn stated that she has that concern as well but likes the fact that he is right here and takes care of things as needed. She stated that she would like to know how he would split his time between his normal duties and his landscaping duties. Rich stated that Andrew could post a schedule on the bulletin board. Carolyn questioned who would take Andrews place if he did get ill and couldn't perform his duties. Rich stated that there is a clause in the contract that he would be responsible for subcontracting out in the event that he couldn't make it. Carolyn stated that they would have to be licensed and insured as well.

Rich B stated that he is impressed with the way that Andrew always seems to notice things on his own and makes sure they are taken care of.

Paul stated that he likes the idea of having Andrew but would definitely like to make sure that Andrew had a replacement in place in the event that he couldn't make it and would like to see a plan as to when he would be doing what.

Carolyn stated that she would also like to talk about landscaping and questioned how much money we can allocate to some landscaping. Catherine stated that the Association has spent so much money on landscaping in the past and most has died. She doesn't have an issue with spending more money as long as we have owners to take care of watering and hopefully if we hire Andrew as a landscaper that he would take better care of the plants. Brenda stated that we do have funds in the hurricane account that was paid for out of the operating account and we could use some of those for landscaping.

Brenda stated that she has a request from the 400 building that they would like to meet with the landscape committee to discuss what they would like to do. They have sent pictures as to what they would like to do and they are willing to be a trial building for relandscaping at their own expense. Brenda stated that she would like them to work with the landscape committee and come up with a plan that could be doable at the other buildings and be done in phases. Paul stated that he is concerned that there is something in the Bylaws that states that everything needs to be uniform.

A motion to hire Andrew as the landscaper was made by Trudy and seconded by Catherine. All in favor motion carried. Carolyn stated that the stipulations need to be in the contract and a schedule posted on the bulletin board.

- B. Legal** – Brenda stated that she has a Retainer Agreement from Don Kreke to represent the Association against the insurance company to get the rest of the roofs done from damage done by Hurricane Irma. The cost will be a 25% of the amount recovered plus costs. Catherine questioned whether this would cost us anything if we did not recover and Brenda replied that it was on a contingency basis. A motion to approve the hiring of Don Kreke was made by Catherine and seconded by Paul. All in favor, motion carried. Brenda stated that she will also ask the attorney if there is any reason we can't get started on the rest of the roofs.

**ADJOURNMENT:** There being no further business before the Board of Directors, a motion to adjourn was made by Trudy and seconded by Catherine. All in favor, motion carried. The meeting was adjourned 11:20 a.m.

Respectfully Submitted,  
Richard Bielawiec, Secretary  
Lakeside at Charlotte County