

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 12:00PM 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 a year-round resident, so we have another set of eyes on the property. Janine stated she felt that Ann Drevlow, #805 would make a good fifth Board member. Paul stated he would like to see Mary Liz MacNeil, #204 on the Board. Carolyn said that she would like Ann. Richard said that he would like Mary Liz. Brenda advised that we can have a coin toss to establish the winner. Heads was assigned to Mary Liz and tails to Ann. The coin toss came up heads which determined Mary Liz as the new Board member.

B. Other -

a. Additional Roofs - Richard stated that the eight roofs that were not fixed after Irma, still need to be replaced. The price was \$157,000 about a year ago for the eight roofs and the clubhouse. He stated that he thinks we should look at doing it the Fall of 2021 after the hurricane season. Brenda stated that she questions the roof coverage if there is a hurricane and these roofs have not been replaced 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 large insurance rate increases this year. Brenda stated that she has seen 40-60% increases but she is hopeful ours will 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 Wet N' Forget. The cost for the previous method was \$4000-\$6000 based on twice a year.

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 Janine. This would make the repair easier. All in favor, motion carried.

e. Landscaping -Janine said she has gotten lots of compliments on the new landscaping around their condo (#301). She stated that the landscaping was not paid for by the Association, she and her husband paid for the removal of the old plants, cost of the new plants and the installation 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 which was paid for by the owners in the 400 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 when 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 handles. Paul said that we have tags and we can have Andrew put them on. Paul stated that we have the materials needed and he will ask him to accomplish this task.

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. The porches will be painted at the same time the building

j. 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.

k. Communication - Janine suggested we devise a plan to be able to notify owners and/or residents of events, news, etc. in our community. Carolyn suggested a "closed Facebook page", which would be free. John Follas suggested a "constant contact" website, which upon checking would be \$20 per month. Janine & Carolyn will work on this project.

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 1:20PM.

Respectfully Submitted,
Janine Schmitt, Secretary
Lakeside of Charlotte County