

LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.
BOARD OF DIRECTORS MEETING MINUTES
November 18, 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 or via zoom: 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 May 20, 2021 BOARD OF DIRECTORS MEETING MINUTES: A motion to approve the minutes as corrected was made by Carolyn and seconded by Paul. All in favor, motion carried.

UNFINISHED BUSINESS:

A. Shut Offs – Rich stated that he talked to Andrew and they should all be on now. He put a bunch on over the summer but there shouldn't be any more. There was a question about broken valves. Rich stated as of right now there are none that need to be replaced but over time there will be some.

B. Credit Card – Brenda stated that we can get a centennial bank credit card. We need to know who is going to get a card and who the signers are going to be. Brenda stated that she is not sure if it will affect the Board members credit. Paul stated that he would like to find out that before anyone volunteers. A motion to leave the signers alone for the Suncoast Credit Union CD until it matures for renewal was made by Paul and seconded by Mary Liz. All in favor, motion carried. Brenda stated that it renews March 22, 2023.

C. Renter Pets – Brenda stated that 302 and 1207 have been reported with pets. She stated that they are service animals as reported last year but she is going to get copies of the paperwork. Richard asked if we have paperwork on unit 208. Brenda stated that she does have support animal paperwork on the animal. A homeowner stated that unit 603 has a cat.

D. Rentals 2021 – Brenda stated that she will send a letter to 1207 about the animal as well as an additional person on the paperwork. She stated that 1207 paid in 2020. Unit 1301 is 11/1/20-5/1/21 and they paid 11/02/20. Unit 1305 8/1/20 through 7/31/21 paid 7/28/20. Unit 2004 is 10/15/20-4/16/21 paid 8/25/20 but still owe \$15 and we contacted the rental agent. Unit 2001 was 2/19/21-3/31/21 paid 2/22/21. Unit 307 was 8/28/21-8/31/22 paid 8/24/21. Unit 1402 was 10/13/21 – no end date and they paid 10/6/21. Unit 2001 was 9/23/21 – 1/23/22 was 10/04/21. Brenda stated that she is going to have Kristianna send copies of the rentals as they come in to whoever wants them on the Board. We mark when they pay. Janine stated she would like them sent. Brenda stated that we have no way of knowing a unit is rented unless residents inform the office. Janine stated that 1305 we only have one background check but there are 3 adults living there.

E. Pool Phone – Brenda stated that there has been discussion about getting rid of the red phone. Richard stated that he thinks that needs to go to a vote of the owners. He does not think that should be a Board only decision. There was a question about getting rid of the office phone and only keeping the red emergency phone. Brenda stated that we are going to try that. Brenda does not feel the Board should make that decision because we do not want the liability on the Board. A motion to put the decision regarding the pool phone on the proxy for owners was made by Richard and seconded by Mary Liz. All in favor, motion carried. She stated that we can address this at the next meeting potentially if we can remove the office phone and keep the emergency phone so we can table this.

NEW BUSINESS:

A. Putting Green – Paul presented an artificial putting green that he found for \$1799 and \$185 shipping. We would also have stone and pavers and a total cost of \$2,331. He stated it would be equivalent to a onetime cost to owners of \$20. We have the funds to pay for it that is just an example of the cost per owner. He stated

that we could put it near the lift station or the horseshoes. There was discussion about the potential use of a putting green. Paul stated that it is not permanent and can be completely removed if needed for utility work. After some discussion, a motion to purchase and install the putting green was made by Paul and seconded by Janine. All in favor, motion carried.

B. Exterior Lanai Painting – Rich stated that the painters are about ½ to 1/3 of the way done with the lanais. Carolyn stated that she will put a before and after picture on Facebook. Mary Liz stated she will send them to Janine.

C. Tires – Richard stated that Andrew rented a magnet to try and pickup nails from the roof being done but unfortunately when he mowed the lawn, his tires were punctured by nails. After some discussion, a motion to reimburse for 4 new tires was made by Richard and seconded by Paul. All in favor, motion carried. Brenda stated that she will try and get reimbursement from Galloway Roofing.

D. Parking Restrictions – There was discussion about unsightly cars. Brenda stated that the Association cannot determine what is considered an ugly vehicle, as long as it is functional.

E. Rental Restrictions – Brenda stated that we will send annual renters out to the owners on the proxy. It was voted on several years ago with previous management but never recorded. If the owners vote that in, it will apply to only the owners who vote in favor. The owners that do not vote or vote no will be grandfathered in. Carolyn and Mary Liz will draft a rule and send it for opinions.

F. Rule Violations –

a. Master Key - Brenda stated that Janine would like to make sure we are enforcing the master keys. Rich stated that we will have to go door to door to try keys.

b. Glass and Smoking at the Pool – There was discussion about unit 707 having massive amounts of glass bottles around the pool as well as smoking in the pool area. Brenda stated that she will send a letter.

c. Owner Items – There was discussion about owners having personal items in the common areas.

G. Electronic Communications – Brenda stated that in order to do meeting notices electronically she has to have a permission form on file. She is putting one together for our next mailing.

H. 55+ Community – There was discussion about the requirements for being a 55 and older community. Richard stated that it is a large amount of administrative work. Brenda stated that we can put it on the proxy.

I. Surplus Funds – Brenda stated that we will discuss that within the budget.

J. Annual Meeting Date – After discussion, Brenda stated that we are looking at February 12th for the Annual Meeting.

K. Budget – Brenda stated that she took Rich and Paul's figures and did some reworking. Brenda reviewed the proposed budget with those in attendance. Brenda stated that things are very tight in December and every year we generally run out of money. She stated that the proposed budget is \$600 per quarter which covers the insurance and other anticipated increases. There was discussion about the presented proposed budget. Brenda stated that we would have to go up to \$611 per quarter if we do not use the funds in various Reserves and allocate funds appropriately to cover the increase in costs, however we have the funds to be able to safely increase to \$600 per quarter. After discussion, a motion to approve the proposed budget to go out to owners was made by Paul and seconded by Richard. All in favor, motion carried.

L. Other –

a. Dock at 200 – There was discussion about the dock by the 200 building.

b. Maintenance – There was discussion about when Andrew does maintenance versus lawncare.

ADJOURNMENT: There being no further business before the Board of Directors, a motion to adjourn was made by Richard and seconded by Janine. All in favor, motion carried. The meeting was adjourned 4:14 p.m.

Respectfully Submitted,
Janine Schmitt, Secretary
Lakeside at Charlotte County