

LAKESIDE VIEWS

March 2022 ~ Volume 11, #1



Annual Meeting

On Saturday morning, February 12th, at 10AM, the Annual Meeting of the Lakeside Condo Association (LCA) owners was held in the fieldhouse of the First Alliance Church, in Pt. Charlotte. VP Carolyn Hummel convened the meeting as Chairman in the absence of President Rich Bielawiec, who attended via ZOOM. A quorum of 67 owners, either in person or by proxy, allowed the session to go forward. Reports were presented by the President, Treasurer, and Social, Landscape and Audit Committees. Directors were elected and included new BOD members Pat Salley (708) and Rick Willis (707). Pat will serve as Secretary and Rick as a Director. The proposed budget for 2022 of \$279,250 was approved. Seven limited proxy items were voted upon. See the LCA website for the Minutes of this meeting and the Treasurer's Report (www.lakesidefl.org).



Photo Credit – Paul Przytulski

Condo Events

A return to the annual “Welcome Back” party was graciously received by many owners in January. Held on a sunny, warm day, the gathering took place around the newly renovated pool. Light appetizers and deserts were provided by owner volunteers. Lots of smiles were the order of the day for all who attended this BYOB event. The bookend event for this year was the “Farewell Party” held on March 28th, compliments of the Social Committee. The grills were in full operation with dogs, burgers, beans, great cookies and a great band! Another event that occurred was the annual “Yard” sale. As in past years, this was very successful. It was held in a wide open clubhouse and pool patio areas with a new format: no price tags! Bocce and “cards” continued unabated due to the spirit of the players. Thanks for your participation. Here is hoping for a full season in 2023.



Photo Credit – Janine Schmitt

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Board of Directors

Pres.: Rich Bielawiec ~ bielawiec25275@comcast.net

V.P.: Carolyn Hummel ~ carolyn_jay_hummel@yahoo.com

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

Secy.: Pat Salley ~ patsalley@icloud.com

Director: Rick Willis ~ bigdaddy129@comcast.net

Association Manager

Brenda Binder, 1st Choice Condo Mgmt. Assoc.

Newsletter & Website

John Follas (701) - Creator, Designer & Editor

Carroll Beegan Follas (701) - Associate Editor

Website: www.lakesidefl.org

Facebook: Lakeside Condo Group

Lakeside Family That We Lost in 2021/ Early 2022



Connie Zarbaugh - 101



Marie George - 103



Ken Schmitt - 301



Mike DeFelice - 307



Ron Cox, Sr. - 705



Bill Felkey - 1003



Joe & Jean Klobuchar (2020) - 1503

New Unit Owners

Please extend a warm Lakeside welcome to the following new owners (when you see them) who purchased or acquired their unit between March 2021 and February 2022:

101 ~ Darlene (Dee) Powell - FL

1402 ~ Dean & Kenzie Pointer - FL

303 ~ Mark & Maria Reimann - FL

1503 ~ Joan Klobuchar - FL

404 ~ Richard & Kathy Pappas - CT

1705 ~ Gary Thompson - FL

705 ~ Ron Cox, Jr. - CT

1802 ~ Jeff & Beth Waugh - WV

1302 ~ John & Sandy Gulano - NV

1803 ~ Jeff & Julie Farmer - IN

2001 ~ John Yurchis -



Retired BOD Members ~ Paul Przytulski & Janine Schmitt

After serving as Treasurer for 6 years, Paul Przytulski (1307) has decided to pass the torch on to a new Treasurer, Mary Liz MacNeil (204). His parting gift as a Board Member was to implement an artificial surface putting green for owners to enjoy (see photo on Pg. 4)! Many thanks to Paul for a job well done!

Janine Schmitt (301) gave the BOD and condo association one full year of her boundless energy and attention to detail serving as Secretary. Thank you, "J9", for your service! Owners hope to see you return to the BOD in future years.

Returning Board Member ~ Pat Salley

Pat Salley has returned to the BOD as Secretary! She previously served with distinction as Treasurer from 2005 to 2013. Pat, and husband Bob, have owned unit 708 for 21 years! They have a son, Mark, a daughter, Donna, 3 grandsons and 1 granddaughter. Their grandsons are college aged. Pat served the Town of Scituate, RI for 25 years as Town Clerk, Board of Canvassers Clerk and in other capacities in the Treasurer's Office and Tax Office. The Lakeside Condo Assoc. is fortunate to have her back on the Board.



New Board Member ~ Rick Willis

Rick Willis, and wife Pat, purchased unit 707 in March of 2006. Rick and Pat have 2 daughters, Christine and Stacy, plus 3 granddaughters and 1 grandson. Rick and Pat will celebrate their 48th wedding anniversary this coming June! Rick had a 27 year career with the Will County Sheriff's Department, in Illinois. Most of his career was spent as a Hostage Negotiator, with the last 10 years as a Detective. Following his retirement from the Sheriff's Department, Rick served for 6 years as the Police/Fire Commissioner for the village of Channahon, IL. While at Lakeside, Rick enjoys golf, playing frequently during the week, sometimes with former colleagues from the Will County Sheriff's Department who live in the area. Rick is a close friend of Dennis and Lisa Carey, former Lakeside owners. We look forward to Rick's perspective while serving on the BOD.



Financial News

- The 2022 budget that was adopted at the February 12th Annual Meeting is \$279,250.
- The quarterly Maintenance Fee per unit in 2022 is \$600, a \$20/qtr. increase from 2021.
- Reserve Account balances as of Dec. 31, 2021 were as follows:
 - Roofing: \$292,325
 - Paving: \$90,239
 - Painting: \$89,263
 - Pool: \$18,037
 - Betterments: \$5,943
 - Maintenance: \$41,491
- Hurricane “Irma” Insurance Remainder Fund at the end of 2021: \$47,228.
- The gross settlement for claims against American Coastal Insurance Co. resulting from damage caused by hurricane “Irma” in 2018 was \$1,044,895.02. The final settlement date was July 15, 2021. Additionally, owners paid a Special Assessment of \$232,000 in 2018 to be applied toward the Deductible portion of the initial settlement. Most owners were able to file a claim for Loss Assessment with their insurance company to meet this Special Assessment (\$2,000 per unit). Monies from the total settlement pool were applied to the following expenses or transferred to Lakeside accounts (contact President for specifics):
 - Roofing
 - Exterior Building Painting
 - Pool Renovations
 - Attorney Fees
 - December/EOY operating expenses deficit
 - Reserves (Painting, Paving, Pool)
 - “Irma” Remainder Fund



Re-Roofing of All Units Completed

All villas, the clubhouse, and the two story buildings (total of 21) have had their roof shingles, vent hoods, pipe boots and ridge vents replaced as of the end of 2021. This was to correct damage caused by hurricane “Irma” in 2018. The new GAF Timberline HD Dimensional shingles have a wind warranty of 130 mph. Additionally, the GAF Silver Pledge warranty provides a 25 year material & labor warranty plus a 50 year material defects warranty. The total cost to re-roof all buildings plus vents, caps, boots, wind mitigation reports, permits, inspections, etc. was \$912,388. Current Wind Mitigation reports for all units are available on the Lakeside website for owners to download and pass on to their insurance company.



Painting of Building Exteriors and Lanai Screen Exteriors

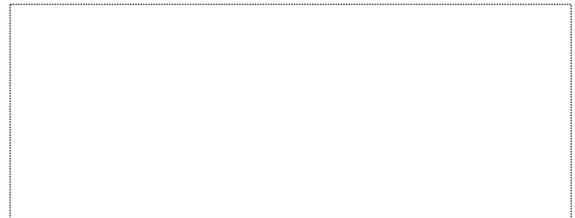
During the summer months, the exterior of all buildings, the exterior of the aluminum lanai screen enclosures, and the front porch areas were painted. Since the paint was repeatedly peeling on many of the porches over the past few years, the prepping and painting of these areas was very much appreciated. The cost to do this work was \$104,365. Funding for this project came from the hurricane “Irma” insurance settlement. Additionally, each owner had the option of having the interior walls and ceilings of their unit’s lanai painted for \$115, at their own expense. The color choice for the lanai interiors was the same as the building exteriors.



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MARCH 2022 NEWSLETTER

Pool Refurbished

During the summer of 2021, the pool was drained, cleaned, and the bowl was refaced with Aqua-Cool Mini Pebble Plaster. Additionally, the main drain frame and grate were replaced and registered with the county Health Dept. Also, new decorative tiles were installed on the peripheral curbing and at the waterline. Finally, all depth level and “no dive” pool tiles were replaced with ones that meet current code. Upon completion of the project, a state inspector approved the work and the chemical levels in the water upon refilling. The total cost for this project was \$27,509. It was funded with insurance proceeds from our hurricane “Irma” claim.

