

LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.
ANNUAL MEETING MINUTES
February 13, 2021

CALL TO ORDER AND ROLL CALL: The Lakeside of Charlotte County Annual Meeting was called to order at 10:05 a.m. by President Catherine Curley. Also present was Brenda Binder from 1st Choice Condo Management.

ELECTION OF CHAIRMAN OF THE MEETING: President Catherine Curley was present as meeting chairman.

DETERMINATION OF A QUORUM AND CERTIFICATION OF PROXIES: A quorum was established with 70 units represented in person or by proxy.

CONFIRMATION THAT THE ASSOCIATION FULLY COMPLIED WITH THE REQUIREMENTS FOR NOTICE OF THIS MEETING: Brenda presented the owners with a notarized statement that the notices were mailed and posted in accordance with Florida Statute and the Associations Documents.

READING OR WAIVER OF READING AND APPROVAL OF THE 2020 ANNUAL MEETING MINUTES: A motion to waive the reading and approve the minutes as written was made by Marie and seconded by John. All in favor, motion carried.

REPORTS FROM DIRECTORS:

- A. TREASURERS REPORT** – Paul read the Treasurers Report as attached. (Attachment 1)
A motion to accept the Treasurer Report was made and seconded from the floor. All in favor, motion carried.

Rich stated that he would like to thank Trudy and Catherine for their service on the Board and presented them with plaques.

REPORTS FROM COMMITTEES:

- A. SOCIAL COMMITTEE FINANCIAL REPORT** – Carolyn Hummel read the Social Committee report. She stated that in 2020 the social committee made \$1151 on a yard sale and had an ice cream social which made \$100. There was a \$49 profit on St Patrick's Day and \$64 profit for the welcome back party. The expenses included clubhouse supplies. The big expense was improving the bocce courts. She stated that balance is \$1800 because of COVID and not having as many events. Carolyn thanked the outgoing Board members for their service.

- B. LANDSCAPE COMMITTEE** – Carolyn stated that there was not much done this year. Some areas were cleaned out and we plan on doing some planting in April. Andrew is doing a great job.

ELECTION OF DIRECTORS: There was no election. The 2021 Board of Directors is Richard Bielawiec, Paul Przytulski, Carolyn Hummel, Janine Schmitt. There is an open position for the Board and there were volunteers from units 204, 805, 102, 208 and 1308.

UNFINISHED BUSINESS:

A. Roofs – Brenda stated that we have turned the remaining roofs over to the attorney to try and get money from the insurance company. Brenda stated that we were getting bids and working on getting a settlement.

NEW BUSINESS:

A. Proxy Items –

- a. Budget** – A motion to approve the proposed budget for 2021 was made and seconded from the floor. Motion Passes. There were 68 votes in favor and 2 opposed or abstained.
- b. CPA Review** – A motion to waive the CPA review for 2021 was made and seconded from the floor. Motion Passes. There were 63 votes in favor and 7 opposed or abstained.

ADJOURNMENT: There being no further business before the owners, a motion to adjourn was made by Carol and seconded by Trudy. All in favor, motion carried. The meeting was adjourned at 10:32 a.m.

Respectfully Submitted,
Richard Bielawiec, Secretary
Lakeside at Charlotte County

2021 LAKESIDE ANNUAL MEETING TREASURER'S REPORT: 2/13/21

2020 YEAR-END RESERVE ACCOUNT BALANCES:

• ROOFS	\$ 291,099
• PAINTING	70,725
• PAVING	70,025
• POOL	9,266
• BETTERMENTS	2,128
• MAINTENANCE	<u>30,238</u>
TOTAL	\$ <u>473,480</u>

2020 OVER BUDGET EXPENSES:

THE ONLY BROAD CATEGORY EXPENSES THAT WE WERE MORE THAN 2% OVERBUDGET WERE:

- GROUNDS MAINTENANCE – THIS IS DUE TO OUR \$8,000 SHARE OF THE FOUNTAIN, OTHERWISE WE WOULD HAVE BEEN UNDERBUDGET BY ABOUT \$2,000.
- POOL MAINTENANCE – A COUPLE OF HEATER REPAIRS CAUSED US TO BE OVERBUDGET BY ABOUT \$1,100.
- BUILDING MAINTENANCE – WE WERE RESPONSIBLE FOR MOLD REMEDIATION IN A FEW UNITS THAT CAUSED US TO BE OVERBUDGET BY ABOUT \$3,300.
- UTILITIES – WE WERE OVERBUDGET BY ABOUT \$6,200 DUE TO AN INCREASE IN CHARLOTTE COUNTY'S WATER RATE LAST APRIL.

2021 BUDGET ITEMS OF NOTE:

- RESERVE ACCOUNT FUNDING WAS KEPT AT 2020 BUDGET AMOUNTS.
- UTILITIES BUDGET WAS INCREASED BY \$5,000 FROM 2020 TO ACCOUNT FOR LAST APRIL'S WATER RATE INCREASE. CHARLOTTE COUNTY HAS TOLD US THAT THERE ARE CURRENTLY NO INCREASES ANTICIPATED THIS YEAR.
- INSURANCE BUDGET WAS INCREASED BY \$4,000 FROM 2020 SINCE AN INCREASE IN PREMIUMS IS EXPECTED WITHIN A FEW MONTHS BUT WE DON'T HAVE ANY IDEA HOW MUCH IT MIGHT BE.

NON-RECURRING TYPE EXPENDITURES COMING THIS YEAR THAT WE KNOW OF:

- CLUBHOUSE RE-ROOF: COST EXPECTED TO BE ABOUT \$9,000 TO \$9,500 BASED UPON QUOTES RECEIVED SO FAR.
- POOL RE-MARCITING AND RE-TILING: COST EXPECTED TO BE ABOUT \$18,500 BASED UPON SAME SIZE POOL RECENTLY DONE IN LAKE SUZY.
- REPLACEMENT OF 6 OR 7 PALM TREES AT A TOTAL COST ANTICIPATED OF \$6,500 OR LESS.

WE HAVE THE FUNDS ON HAND TO PAY FOR THESE EXPENDITURES.

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Lakeside Condo Social Committee Report - Year Ending 2020

Cash					
Date	Income/Expense	Credit	Debit	Balance	
1-Jan	Beg Bal			\$7.49	
20-Jan	Welcome Back 50/50	\$64.00		\$71.49	
14-Feb	Ice Cream Social	\$101.77		\$173.26	
17-Mar	St Patrick's Day	\$49.17		\$222.43	
7-Dec	Frames for mailboxes		\$5.34	\$217.09	
13-Jan	Welcome Back supplies		\$36.32	\$180.77	
23-Jan	Clubhouse supplies		\$41.15	\$139.62	
31-Jan	Flowers for Katy		\$50.79	\$88.83	
1-Feb	Toliet Paper holders		\$17.09	\$71.74	
9-Mar	Key to bathroom closet		\$2.78	\$68.96	
11-Aug	Pool Clock		\$16.04	\$52.92	
30-Oct	Propane - Jack Walker		\$14.99	\$37.93	
6-Nov	Paper Towels - Nancy		\$9.62	\$28.31	
18-Dec	Wreath Bows - Katy Curley		\$24.00	\$4.31	

Checkbook					
Date	Income/Expense	Credit	Debit	Balance	Stmt Reconcile
1/1/2020	Beg Bal			\$922.58	
12/9/2019	#257 - Propane		\$44.97	\$877.61	
1/7/2020	Service fee		\$1.00	\$876.61	x
1/30/2020	Yard & Bake Sale	\$1,151.30		\$2,027.91	
1/3/2020	#258 - Christmas Party		\$16.73	\$2,011.18	
2/7/2020	Service fee		\$1.00	\$2,010.18	x
2/20/2020	#259 - Bocce Courts		\$132.66	\$1,877.52	
3/7/2020	Service fee		\$1.00	\$1,876.52	x
4/7/2020	Service fee		\$1.00	\$1,875.52	x
5/7/2020	Service fee		\$1.00	\$1,874.52	x
6/7/2020	Service fee		\$1.00	\$1,873.52	x
7/7/2020	Service fee		\$1.00	\$1,872.52	x
8/7/2020	Service fee		\$1.00	\$1,871.52	x
9/7/2020	Service fee		\$1.00	\$1,870.52	x
10/7/2020	Service fee		\$1.00	\$1,869.52	x
11/7/2020	Service fee		\$1.00	\$1,868.52	x
12/7/2020	Service fee		\$1.00	\$1,867.52	x