

LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.
BOARD OF DIRECTORS MEETING
February 11, 2023

CALL TO ORDER AND ROLL CALL: The Lakeside of Charlotte County Board of Directors Organizational Meeting was called to order at 11:32 a.m. by Brenda Binder. A quorum of the Board was established by the following Board Members present in person: Pat Salley, Dee Powell, Rick Willis, Mary Liz MacNeil, and Richard Bielawiec. Also present was Brenda Binder and Rich Cain from 1st Choice Condo Management.

READING OR WAIVER OF READING AND APPROVAL OF January 9, 2023 BOARD OF DIRECTORS MEETING: A motion to table the minutes from the January 9th Board of Directors meeting was made by Rick W. and seconded by Rich B. All in favor, motion carried.

UNFINISHED BUSINESS:

Sherry's increase – Rich B. stated that last fall there was discussion about an increase for Sherry and it was determined that we needed a contract before we could vote on anything. Sherry has now sent a contract for approval for \$1.00 per hour. He stated that it would be approximately an additional \$250.00 per year and the funds are already in the budget. Pat questioned whose job it was to clean off the wood chips and the mulch in the pool area. Rich B. stated that there is a blower in the back room for Sherry to use. Dee stated that things blow in so fast. Rich B. went over Sherry's contract with the Board. Mary Liz requested a copy as well. Rich B. stated that she is also willing to fix the chairs around the pool for the time it takes. It takes about an hour and a half for \$18 vs the \$175 to send them away to be repaired. Pat stated that she thinks the Board needs to approve it when Sherry is fixing the chairs. Pat stated that she wants it known that there are several times that she watched Sherry and she is not here for 2 hours. Rich B. stated that she may be going to the hardware store or the store to get supplies. She has done that on several occasions and given the receipts to Carolyn for reimbursement. A motion to approve her increase to \$12 per hour was made by Rick W. and seconded by Rich B. All in favor, motion carried.

NEW BUSINESS:

A. Election of Officers:

President – A motion to approve Rich B as President was made by Dee and seconded by Mary Liz. All in favor, motion carried.

Vice President – A motion to approve Dee as Vice President was made by Rich B. and seconded by Mary Liz. All in favor, motion carried.

Treasurer – A motion to approve Mary Liz as Secretary was made by Dee and seconded by Rich B. All in favor, motion carried.

Secretary – A motion to approve Pat as Secretary was made by Dee and seconded by Mary Liz. All in favor, motion carried.

Director – Rick Willis will be a Director.

B. Other:

Flag Pole – Brenda provided the Board with copies of flag pole proposals. There was discussion about the heights since most were for a 30 foot pole but Bates was for a 40 foot pole. It was more expensive, but it included installation. There was talk about taking the flag down when a hurricane is coming. Dee stated that there were so many things left out during the hurricane that it was a scramble to get everything put away. There was discussion about getting someone to install the flagpole. The flagpole was tabled until the next meeting.

Landscape Dumpster – Rich B stated that he had ordered a lockable landscape dumpster for down at the other end. He explained that Andrew had been climbing in and cleaning it out but someone had put food in it and Waste Management came to empty the dumpster before it was discovered. We were fined but unfortunately the notifications went to the wrong address. It took him a while to get it straightened out and it cost us \$190 in fines plus a \$60 fee to restart service and there may be a \$12 fee monthly for the locking dumpster. Rich B also stated that he was approached by an owner from Lakeshore because the dumpster was locked and he had stated that he has been throwing his garbage in there for some time.

Complaint – Mary Liz stated that she had a written complaint from Rick Fusani about barking dogs constantly when being let out at 7 am from unit 1205 and they take their 3 dogs behind the building. He asked the owner of 1206 and they hear them as well. Mary Liz stated that she would make sure that everyone gets a copy of the complaint. Dee stated that we can give a verbal warning on the barking but we do not have a designated place to walk dogs so we can't say anything about where they are walking them. Pat stated that she doesn't have a problem with any of this but Cindy received a letter right away about her dog and not a verbal warning. Mary Liz stated that she had given her several verbal warnings as a Board Member. Mary Liz stated that this complaint seems to have two different complaints on it so she suggested that she go back to Mr. Fusani and ask him to clarify the complaint.

Insurance Update – Rick asked if it would be possible for someone to call the insurance company and try to get an update. Mary Liz volunteered to make the phone calls. Pat asked what would happen if the storms started coming through before we get the roofs repaired. Brenda stated that it would be a supplement on the current claim. Rick W. asked if there would be an additional cost to the owners. Brenda stated that there would not be. Rick W. asked if it was feasible to look into metal roofs. Mary Liz stated that it would cost at least 50% more.

Pat stated that there is a Board Certification class on April 7th that Dee can attend to get her certificate that is good for five years.

Rich B. asked if we were going to have any funds available after the roofs were on for landscaping. Pat stated that we are funding Betterments.

Pat asked if we could give Andrew a couple more hours during the week and do away with the 2 hours on Thursday. Rich Cain stated that we will have to ask Andrew, but he believes that Andrew is here on Thursdays doing light checks. Rich stated that he thinks it's a good idea that he is here on Thursdays because he also takes a few minutes to meet with Rich C. and also whichever board members happen to be in the clubhouse.

C. Next Meeting Date – The next meeting will be February 17, 2023, at 9:00 a.m. to do another update.

ADJOURNMENT: There being no further business before the Board of Directors, a motion to adjourn was made by Rick W. and seconded by Rich B. All in favor, motion carried. The meeting was adjourned at 12:19 p.m.

Respectfully Submitted,
Brenda S Binder, CAM
On behalf of Lakeside at Charlotte County