

LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.
BOARD OF DIRECTORS MEETING MINUTES
July 14, 2022

CALL TO ORDER AND ROLL CALL: The Lakeside of Charlotte County Board of Directors Meeting was called to order at 1:00 p.m. by Brenda Binder. A quorum of the Board was established by the following Board Members present in person or via zoom: Pat Salley, Carolyn Hummel, Mary Liz MacNeil, and Richard Bielawiec. Rick Willis was absent. Also present was Brenda Binder and Rich Cain from 1st Choice Condo Management.

READING OR WAIVER OF READING AND APPROVAL OF APRIL 28, 2022 BOARD OF DIRECTORS MEETING: A motion to approve the minutes for the April 28, 2022 as written was made by Mary Liz and seconded by Pat. All in favor, motion carried.

UNFINISHED BUSINESS:

- A. Landscaping Proposal** – Carolyn stated that there are only 5 more buildings to go, 900, 1000, 1100, 1400 and 2000. Mary Liz stated that they are starting Thursday the 21st and will be posting notices for people to move their cars. Carolyn stated that they are looking for volunteers to water still.
- B. Email Blast** – Brenda stated that she sent the Board a list of all of the email addresses she has and she highlighted those who she has electronic consents for. She is getting ready to blast through the TOPS website that allows owners to look at their accounts. She stated that she has an appointment with TOPS regarding the Board portion. She stated that she will go over the Board portion with her. Board members will be able to see all the reports and the bills. There will be a section for homeowners to go on and pay their maintenance fees. Mary Liz asked what emails will be going to the owners. Brenda stated that we need electronic consents for notices, meeting info, etc but everyone that she has an email address for will get the TOPS invite. She stated that she also blind carbon copies residents so that there is some privacy. Pat asked if the agenda could be on the Facebook. Carolyn stated that it could be.
- C. Speed Bump Update** – Rich B. stated that there was a reference to moving the speed bump to between the 100 and 200 building and in front of the 500 building. Mary Liz did some measuring and looked at the old speed bumps. We need 3 speed bumps across the front. Their price is \$280 and the end caps are \$60 so it makes it \$340, so approximately \$400 per bump. It would be \$1200 for the front area. He stated that we would have to buy a set of bolts for any speed bumps that we move. Rich B. stated that we might need boulders on the lawn in places too so people can't drive up on the lawns. Mary Liz stated that the speed bumps would be across from the 100 and the 200 building and across from the 500 building. Rich B. also stated that we would need to discuss timeline for installing. Rich B. also stated that the middle area of the driveway where the water flows has cracking. We would need to check for damage in the area where we want to put the speed bumps and could potentially need repair. Mary Liz stated that we should see whether there is too much of a height difference between the old and new one. After discussion, a motion to buy one speed bump and move the two from the back and buy bolts was made by Mary Liz and seconded by Rich B. Rich B. stated that we need to replace the bolts. There was discussion about the pricing. Rich C. stated that he will have Andrew remove the old speed bumps and inspect them as part of his maintenance job. After some discussion, a motion to table the speed bumps until we inspect the condition for the next meeting was made by Rich B. and seconded by Mary Liz. All in favor, motion carried.
- D. Engineer** – Brenda stated that she has not done anything with the engineer. We had some concerns which were the reason for getting an engineer. Brenda stated that our reasoning for the concern has been resolved and were unfounded, so she wants to know how the Board wants to proceed. Rich C. stated that he looked at the balcony with Rich B. and the balcony was raised and is hollow and it is not

concrete which means there is not weight issue. There was tile put over the lumber. Rich B. stated that he felt like we didn't need to pay several hundred dollars for an engineer when he feels confident that there is no weight or structural issue. Pat stated that she knows of another unit that also has potential modifications. A motion to table the engineer until we review the other potential issue was made by Rich B. and seconded by Mary Liz. All in favor, motion carried. Carolyn stated that she doesn't think we need to check all of the units, that's not a requirement.

- E. **Rekeying Units** – Brenda stated that it is done and there were 18 units rekeyed. There are 12 units paid, one unit prepaid that it has come out of but he will get another invoice. There are still 6 units unpaid. A motion to check all the condo doors annually to make sure we have keys was made by Mary Liz and seconded by Pat. All in favor, motion carried.
- F. **Trimming Palm Trees** – Rich C. stated that the last meeting we had some discussion regarding the trimming of the palm trees. He stated that Andrew's contract is pretty clear on that. Mary Liz has written up a policy regarding the landscaping and expectations that is under new business. Rich C. stated that he does trim the dead fronds off frequently but it is not in his contract to hurricane cut the palm trees. Rich C. stated that hurricane trims are starting to be deemed not as healthy for the palm trees by local organizations. He stated that Andrew is keeping up with the trimming that is deemed to be the healthiest for the trees. He stated that at the last meeting we potentially discussed getting costs on the hurricane cut from tree trimmers. Carolyn stated that we do not want a hurricane cut. Rich C. stated that he doesn't think owners understand what we are doing so he thinks the landscaping policy will help. Pat stated last year Andrew trimmed palms in front of her unit because it was rubbing the roof at night. Rich C. stated it is a good idea to trim the ends of the fronds that are touching shingles. He stated that Andrew is trimming on a frequent basis. He counted 3 palms that are currently dead or dying.

NEW BUSINESS:

- A. **Landscaping Policy** – Mary Liz presented a guide and direction for the vendor and owners and residents. She stated that she welcomes any additions or changes. Pat stated that she read over the policy and that a lot of the statements are already part of Andrews job and asked if it is for vendors. Mary Liz stated that it is for both the vendor and the owners and is to try and streamline things for owners to understand and a quick guide based off what is also in the Documents. Mary Liz stated that all of the top items are for Andrew's responsibilities and then the bottom two are for residents. Pat stated that she thinks it needs to be clearer. Carolyn stated that there are only two items that need board approval and they are listed at the bottom together. Rich B. stated that he would like to add something that says once an owner plants something in Association common ground it is common property and will be maintained accordingly. Carolyn stated that we should also add something about trimming the fronds away from the building, roof or windows. Mary Liz stated that she will add "or trimmed" to the end of the first bullet. Carolyn stated that nothing is really new, it is already in the Documents but it is now all in one location and reiteration of our current policy.
- B. **Fining Committee and Procedures** – Mary Liz did a Lakeside Fining Committee policy and Pat and Carolyn have had input as well. It is just spelling out the step by step procedure and how it will function if a fine is required. Carolyn stated that this does not follow Statute 720.305. Brenda stated that we follow statute 718, not 720. Carolyn stated that the fining committee is to accept or reject the fines that the Board sets. She stated that the fining committee is basically an arbitration board. Brenda stated that is correct. Brenda stated that she will take care of getting the Statute to Mary Liz and she will make corrections with Carolyn. Brenda stated that it is a work in progress so that the Board is on the same page. Carolyn stated that we are working on the process so that we can fine in the future if needed.

- C. Bulletin Board Lock** – Brenda stated that she has had an owner tell her that they have put something in the bulletin board several times and it has been removed so they are requesting a lock. Rich B. asked what the bulletin board is for. He stated that he feels it is for posting agendas, association information and notices for owners to each other. He stated that we should not have advertisements for vendors in it or business cards. He does not want to give the message that we are endorsing the vendors who place cards in them. Brenda stated that other Associations have a section that is for the Board that is locked and one section for the owners that is unlocked, or they have to have Board approval. None of them allow vendors or cards. Mary Liz questioned if we need a lock. A comment came from the audience stating that we should not put a lock because the Board member that lives here is going to get bombarded and when there are no Board members they cannot post. Brenda stated that management will also have a key. A motion to put a lock on the bulletin board with a notice to see a board member and no vendor info was made by Rich B. and seconded by Pat. All in favor, motion carried.
- D. Cameras for Pool Area and/or Parking Area** – Rich B. stated that he has been researching laws regarding how cameras can be positioned within Condominium Associations. He stated that you cannot position cameras in a way that can see into the cars. He stated that the pool could also be considered a privacy area. He stated that he wants no part of having any potential pictures or videos of kids. Rich C. stated that we manage another Association that has cameras in their parking garages, the pool area and other common areas. He stated that it was \$28,500. He stated that we would need a private locking area to view and record all of the footage. He stated that we are looking at a very expensive proposition. Rich B. stated that there were people a few weeks ago that broke into the pool area. He stated that our liability is limited because we have a locked gate if an after hour incident happens at the pool. Pat questioned about the people who had cars broken into, if it is their responsibility. Brenda stated that it is correct. Mary Liz stated that the cars that were broken into recently were all unlocked so residents should be making sure that their cars are locked. Rich B. stated that if we have cameras that are considered for security there could be a reasonable assumption of security and it could be a liability. He stated that if someone sees something they should be calling the police. Mary Liz stated that it is too much liability and too much expense.
- E. Other** –
- a. **Next Meeting Date** – Brenda stated that we need to schedule a meeting for the budget. After some discussion, the meeting for the budget was set for October 27, 2022.
 - b. **Service Bids** – Pat asked about getting bids for services for the pool, landscaping, etc. because it has been a while. A resident asked if there is an issue with vendors that we have problems with. She stated that it is a lot of work for us to get bids when we are not having issues. Carolyn stated that in the past the management company gets bids for us when we are in need of them for services if vendors are not meeting our expectations. Rich B. stated that he has been a health inspector for pools and that Rich Cain is doing an exceptional job based off the previous vendors we have had. He stated he feels he needs to give an compliment to Rich C. He stated that he doesn't think we need to shop for vendors if its not broken there is no reason to fix it. Brenda stated that if someone has an issue they need to speak her regardless of who the vendor is and give them an opportunity to correct.

ADJOURNMENT: There being no further business before the Board of Directors, a motion to adjourn was made by Rich B. and seconded by Mary Liz. All in favor, motion carried. The meeting was adjourned 2:23 p.m.

Respectfully Submitted,
Kristianna Mrjenovich, CAM
On behalf of Lakeside at Charlotte County