

LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.
ANNUAL MEETING MINUTES
February 11, 2023

CALL TO ORDER AND ROLL CALL: The Lakeside of Charlotte County Annual Meeting was called to order at 10:00 a.m. by President Richard Bielawiec. Also present was Brenda Binder and Rich Cain from 1st Choice Condo Management, as well as Jeff Morris from the Charlotte County Fire Department and Melanie from Triton Renovation.

ELECTION OF CHAIRMAN OF THE MEETING: Richard Bielawiec was present as meeting chairman.

DETERMINATION OF A QUORUM AND CERTIFICATION OF PROXIES: A quorum was established with 67 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.

PRESENTATION FROM CHARLOTTE COUNTY FIRE DEPARTMENT: Jeff Morris with Charlotte County Fire Department introduced the Red Dot Program.

READING OR WAIVER OF READING AND APPROVAL OF THE 2022 ANNUAL MEETING MINUTES: A motion to waive the reading and approve the minutes as written was made and seconded from the floor. All in favor, motion carried.

REPORTS FROM DIRECTORS:

- A. TREASURERS REPORT** – Paul stated that we finally finished the financial storm that was Hurricane Irma. The insurance company paid for the roofs on all 9 two-story buildings. We filed a supplemental insurance claim for the villas and clubhouse which was denied 3 times. Brenda from 1st Choice enlisted a law firm in February 2020 to pursue our claim on a contingency basis. In July 2021 we received a claim settlement of \$353,600. In August 2017 the month before Irma we had \$418,036 in the bank at the end of last month we had \$636,485. We have \$218,440 more than we had before Irma. All of the roofs have been replaced, the pool has been renovated and the buildings have been painted. A motion to accept the Treasurer’s Report was made and seconded by the floor. All in favor, motion carried.
- B. PRESIDENTS REPORT** – Richard Bielawiec stated that he would like to honor this Board for what they have accomplished. He would also like to thank 1st Choice for their help coordinating our projects. He would like to thank Janine Schmidt for her past year of service. Also Paul Przytulski for his years of service, doing the budget and the insurance claim work he did. He would like to thank Brenda for hiring the attorney that got us a quarter of a million dollars. Also, he would like to thank Mary Liz for cleaning out the office and Carolyn for her landscaping effort and rules review.

REPORTS FROM COMMITTEES:

- A. SOCIAL COMMITTEE FINANCIAL REPORT** – Carolyn Hummel read the Social Committee report (Attachment 1). A motion to accept the Social Committee Report was made and seconded by the floor.

- B. LANDSCAPE COMMITTEE** – Carolyn stated that the landscape committee is a hodge podge of people. She stated that they did the flag pole area and went and got some free plants at an Arbor Day event. Carolyn stated that the committee would like to remove the bushes in front of the buildings with some of the trees that are around the flag poles but they would need to be trimmed. They got one estimate but it is too high so we are getting a couple of other bids. She stated that they will not plant until May because they wait until closer to rainy season. That is the first project for beautification. Then they will work on sides and back. When the bushes are redone we will also redo the rocks. Carolyn stated that there are 4 villas that sit East and West and the 400, 1100, 1400, and 2000. At the 400 building they took out the grass in front of their units and put rock because the grass wasn't growing well. She stated that we are looking at doing the similar buildings as well. She would like to talk to the residents involved and see what they think. She stated that she wanted to thank Paul and Karen for painting the donated table and chairs in the screened in lanai at the pool. A question came from the audience about doing the fronts with the rocks in front of all the villas. Carolyn stated that we would like to do it but we are looking at a three to five year plan so it is more manageable as a project. An audience question asked if they could do it themselves. Carolyn stated that we really shouldn't have homeowners buy the plants because then owners think they own them when really the Association should be paying because they own the plantings. Carolyn did a show of hands for the owners in the villas to show whether or not they want rocks. Carolyn stated that she will send out a survey to the owners in the villas and go with a majority vote. There was discussion about cracked curbing. An owner made a comment about dead trees. Carolyn stated that we know and we plan to replace trees in April or May closer to rainy season.
- C. Audit Committee** – John Follas stated that there are 5 members of the audit committee. Each month 1st Choice sends the financial statements to the Treasurer who then sends the report to the Board and the audit committee. The audit committee looks the financials over and asks questions to the Treasurer and management. A motion to approve the audit committee report was made and seconded from the floor. All in favor, motion carried.

ELECTION OF DIRECTORS: There will not be an election this year. We have 4 letters of intent and need a volunteer. Rick Willis volunteered for the Board. The 2022 Board of Directors is Richard Bielawiec, Carolyn Hummel, Rick Willis, Mary Liz MacNeil and Pat Salley.

UNFINISHED BUSINESS:

A. Other –

a. Vehicles – There was discussion about the vehicle that has been towed and what vehicles are allowed to be towed by law.

b. Roof Repairs – A comment was made about the 100 building repairs. Rich Cain stated that they have been on the schedule for Galloway since December but he will keep calling. Rich Cain stated that he will have Andrew clean up the shingles.

c. Lawn versus Maintenance – A comment was made asking about the difference between Andrew doing lawn care versus the maintenance is. Rich Cain stated that they are two separate items and he completes the lawn work on a schedule and then submits hours that he works maintenance around the complex. He works roughly 10 hours a week. A comment asked if he is insured. Carolyn stated that he is insured, and we have workers compensation insurance.

d. Rentals – A comment was made from the audience asking about background checks and rentals. Brenda stated that as of right now there is only one unit she cannot confirm a background is done on because we were just notified the unit was rented. She stated that sometimes we have to chase people down for the

paperwork but we have the background checks completed on all annual rentals. She stated that we do not do returning seasonal rental background checks. A comment was made about renters not being allowed to have dogs. Brenda stated that renters are not allowed to have pets. A comment was made we should have a fining committee. Carolyn stated that we are working on a fining committee so that we can pursue fining owners. She stated that a lot of time was spent this year trying to crack down on renters that have pets and we are working on it. There was discussion about emotional support and service animals. An owner stated that guests should be able to have pets if visiting short term. Carolyn stated that residents can submit a request to the Board to have the rule changed.

NEW BUSINESS:

A. Proxy Items –

- a. Budget –** A motion to approve the proposed budget for 2022 was made and seconded from the floor. Motion Passes. There were 69 votes in favor and 2 opposed or abstained.
- b. CPA Review –** Did not pass. It was short 1 vote and will be in the 2023 budget.
- c. Removal of Name Plate From Common Elements –** Did Not Pass
- d. Removal of Limiting Personal Items on Common Elements –** Did Not Pass
- e. Addition of What Can Be On Porches -** Did Not Pass
- f. Limiting Owner Pets to Two –** Did Not Pass
- g. Change to Allow Maximum of 8 Month Rental -** Did Not Pass

B. Other –

- a. Speed Bumps –** Paul stated that he thinks we should put a speed bump in front of the 100 building and we should lower the speed limit to 10 mph.

ADJOURNMENT: There being no further business before the owners, a motion to adjourn was made and seconded by the floor. All in favor, motion carried. The meeting was adjourned at 11:21 a.m.

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