

LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.
BOARD OF DIRECTORS MEETING MINUTES
April 28, 2022

CALL TO ORDER AND ROLL CALL: The Lakeside of Charlotte County Board of Directors Meeting was called to order at 2:00 p.m. by Carolyn Hummel. 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 07, 2022 BOARD OF DIRECTORS MEETING and 2022 ORGANIZATIONAL MINUTES: A motion to approve the minutes for the April 07, 2022 and Organizational meeting as written was made by Richard B. and seconded by Pat. All in favor, motion carried.

UNFINISHED BUSINESS:

- A. Landscaping Proposal** – Carolyn stated that we received proposals for around the buildings from Anablade. Carolyn stated that Gary's advice is we shouldn't try to do them all at one time because we have to water daily for two weeks and every other day for 3 weeks, even during rainy season. His proposal would break it down into groups of buildings. His proposal is \$3000 for each set of 5 buildings. Carolyn stated that she would choose the first 5 buildings which would 1500, 1600, 1700, 1800 and 1900 because she knows we can get owners to help water in those buildings to start out. Mary Liz stated that she will make sure it happens. Rich B. questioned whether the \$3000 includes the plantings or just the plant removal. Carolyn stated that the proposal includes removing the bushes and installing new Ixora. There was a question about the timeline. Gary from Anablade stated that he could get them in a few weeks and then the 5 buildings would take a day for planting. There was discussion about how to handle the financing. Brenda stated that we can take some out of betterments and some out of maintenance. We will be taking about \$10,000 out of betterments and then \$2000 from maintenance. After discussion, a motion to approve the project for \$12,000 in 4 phases of \$3000 and 5 building sections by Anablade was made by Carolyn and seconded by Rich B. All in favor, motion carried.
- B. Sherry Increase** – Brenda stated that we had talked about Sherry's increase at the end of the year but we never voted to ratify it. Brenda stated that she has time sheets for the work she does too. There was discussion about some of the work that Sherry does. After discussion, a motion to approve the increase for Sherry to \$11 an hour effective January 1, 2022 was made by Rich B. and seconded by Mary Liz. All in favor, motion carried. Pat stated that she would like to see her timesheets completed more accurately.

NEW BUSINESS:

- A. Other** –
- a. Speed Bumps** – Rich B stated that he spoke with a company regarding the speed humps and speed tables but there are only rated at 10- 15 mph so the only option that would really work is the big bump like we already have. Carolyn stated that we will also be discussing it at the July Board meeting.
- b. Lake Bank** – There was discussion about the lake bank and the shore around Lakeside versus Lakeshore. Rich C. stated that we have a different type of lake bank than Lakeshore does. He stated that there is only so close to the shoreline that we can go with the mower and we want to stay about 8 to 12 inches from the edge and keep some grass there to help with erosion.

Brenda stated that we want to make sure we keep a little berm based off of SWFWMD recommendations.

- c. **Palm Trees** – A comment came from the audience that the palm trees should be hurricane cut. Carolyn stated that she is okay with cutting dead branches but she is not okay with cutting green branches. Pat suggested we find out who did the palm trimming for Lakeshore and get them to come out and take a look.
- d. **Complaints** - A comment made from the audience asked if complaints are investigated or if management just sends out a letter. Pat stated that she has been investigating the fining committee so she has an explanation of the process for everyone. An owner stated that he got a letter about a dog being in his unit but there was not a dog in his unit. Carolyn stated that Board members and residents report violations to the Management company and the Board instructs them on when to send out letters to residents.

ADJOURNMENT: There being no further business before the Board of Directors, a motion to adjourn was made by Carolyn. and seconded by Rich B. All in favor, motion carried. The meeting was adjourned 2:57 p.m.

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