

**LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**April 07, 2022**

**CALL TO ORDER AND ROLL CALL:** The Lakeside of Charlotte County Board of Directors Meeting was called to order at 1:03 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, Richard Bielawiec and Rick Willis. Also present was Brenda Binder and Rich Cain from 1<sup>st</sup> Choice Condo Management.

**READING OR WAIVER OF READING AND APPROVAL OF THE FEBRUARY 12, 2022 BOARD OF DIRECTORS MEETING MINUTES:** A motion to approve the minutes as corrected was made by Carolyn and seconded by Mary Liz. All in favor, motion carried. Brenda will send the revisions to Pat for approval before they go on the website.

**UNFINISHED BUSINESS:**

**A. Annual Meeting Vote Outcome** – Brenda stated the 2022 budget vote passed with 69 yes votes. The waiving of the CPA approved with 58 yes votes, which needs to be a majority of those present. The other items did not pass. The bylaws state that items can be passed by those present at a meeting, however the Declaration which is a higher document states that the Rules and Regulations must be approved by a majority of the Association. Pat stated that she wants more clarification from the attorney on which quorum should be used. Brenda stated that we could amend the Declaration to match the bylaws in terms of quorums.

**B. Electronic Communication**– Carolyn stated that we got 22 forms back. When she gets back she will go around and try and get owners that are there to return them so that we can do electronic communications.

**C. Wind Mitigations** – Mary Liz stated that inspections were completed yesterday and the report is being submitted and then they will be available for all buildings. A homeowner stated that they had to pay \$75 for one last May because it wasn't updated. He stated that he should be reimbursed. Pat stated that the wind mitigation wasn't accepted because it wasn't within the last 5 years. Carolyn stated that we will not be getting new roofs every 5 years. Brenda stated that the Association gets wind mitigations done every 5 years or when the insurance company requires it for their insurance purposes and owners can use them. It will be up to the Board if they will get new forms done when the current ones expire in 5 years. A comment came from the audience stating that they are required for their insurance every 5 years. Brenda stated that the homeowner insurance may require it but the Association does not have to get them. A motion to reimburse the owner for \$75 was made by Pat and seconded by Rich B. There was discussion on whether to reimburse the owner. There were 3 Board members in favor and Rick W and Carolyn opposed. Motion Carried. Pat stated that we need a receipt. Rich B stated that the wind mitigations were done by the Association for our insurance. Brenda stated that she will email them to John Follas to be put on the website.

**C. Bank Signers** – Brenda stated that she ordered new signature cards for Centennial Bank. Suncoast Credit Union requires the Board to go in person. Brenda stated that she will mail so Rich B can sign the Centennial Bank cards and then Mary Liz and Carolyn can sign as well. She stated that Synovus is not giving much interest. Brenda stated that there is about \$37,000 in Synovus and Bank OZK is giving the best rates. A motion to close the Synovus account was made by Carolyn and seconded by Mary Liz. All in favor, motion carried.

**D. Sewer Line** – Rich C stated that the Southern Pump company is installing the pump today and it took about 5 weeks to get in. He stated that we have a pump station regarding the waste water that we share with Lakeshore. He stated that we have been running mostly with one pump for the last year and half and so we needed to replace the second pump. He stated that there is an issue with the sewer lines being exposed around the lake and he had Artistic Structures come out and he will not be able to do anything around the pipe because he is concerned about the liability of it. We are having a hard time getting contractors to do

something with it. He stated that he had an engineer suggest removing the pipe from the section where it is exposed to the water and having excavators install a new line but we haven't gotten that far.

#### **NEW BUSINESS:**

- A. Owners Doors Master Keyed** – Brenda stated that Carolyn did a letter and we mailed it to the 22 owners who are not master keyed. We do not have responses yet. Rich C stated that he got an owner response for unit 801 that it should be master keyed and would like the master to be tried again. Rick W stated that he does not yet have a master key. Carolyn stated that it is in the office and he should have an office key. We only have one master key that we keep locked up. Pat stated that 1201 has to be checked too.
- B. Landscape Proposal** – Carolyn stated that Beltrans wanted \$150 per bush for removal. Decker Landscaping gave a price for \$50 per bush for removal. She reached out to another landscaper who blew her off. She stated that she talked to Andrew about removing the bushes. She stated that we would do a few buildings over the summer to start. He has a chipper because the Association bought one. Andrew quoted \$45 per bush. The total to tear out about 10-12 bushes per building and about 40 bushes would be about \$1800. Pat stated that the schedule she has is April is the 1100 and 1400 building. In May would be the 1800 and 1900 buildings. In the summer would be 500, 600, 1200 and three additional buildings. Then in the fall of 2022 and 2023 would be the remainder of the buildings. The greenery would be taken out and would be replaced with blooming plants. It would provide for more of a uniform look. Pat asked what the total cost would be for the project. Carolyn stated that each building is about 12 bushes. Rich C stated that he talked to Andrew and he plans to pull them out using a jack and it would not damage the concrete. A comment was made about replacing just the dead plants. Rick W stated that we would not have uniformity. Carolyn stated that we would start with the worst two buildings. A comment was made by 1302 stating that he thinks we should start with replacing the dead bushes or filling in the spaces and not remove the bushes that look good. Carolyn stated that he should be on the Landscaping Committee. He stated that he would be willing to be on the committee. Rick W state that the project has basically been approved but we just need to choose a vendor. Pat stated that we need a written proposal from Andrew and Decker Landscaping. She stated that she thinks it is too much work for Andrew to take on, so he needs to explain how he plans to handle all of it in his proposal. A comment came from the audience stating that he can't keep up with the job he has now and he does not need any more of a workload. Carolyn stated that if we do not want to use Andrew then we will need to get an additional second bid and she is having a hard time finding someone else willing to quote the work. A comment was made suggesting we look into the landscaper from Lakeshore. There was discussion about the landscaping. Rick W stated that we should find out the project duration of each vendor. Carolyn stated that she will try and get another bid.
- C. Outdoor Light Issues Status** – Rich C stated that there are some front lights that are out. He stated that we called Kennedy Electric so we are waiting for them to come out. He stated that Andrew checks the fronts of the units with the photocells. Pat stated that 900, 1000 and 1100 the lights are not functioning at proper hours. Rich C stated that Andrew is going to change the photo sensor.
- D. 1104 Porch** – Carolyn stated that she wanted to know if there is a cost with that. Gil stated that it has been cleaned up and looks good now. Rich C stated that if we receive a bill we will direct it that way. A comment was made asking if we have a rental form on him. Brenda stated that we do not have a form but we have mailed them a letter asking for paperwork. A comment was made stating that he has been adjusting himself under his towel at the pool flashing residents by the pool. Brenda stated that if it occurs residents should call the police to make a report.
- E. Fire Extinguisher Replacement** – Rich stated that he has been calling Pye Barker regarding the fire extinguishers for unit 1305. They have been arriving at the billing address rather than the location but they should come out and replace the glass on the cabinet.
- F. Change to Declaration** – Carolyn stated that we have mentioned it earlier in the meeting but basically the Board needs to decide if we want to change the quorum in the Declaration or do a Declaration rewrite. Brenda stated that a total Declaration rewrite is about 1.5 years out and \$7000 or we can do an

amendment. We could amend to a majority or 2/3 of the owners present in person or by proxy for voting issues. Brenda stated that then the Declaration would match the Bylaws. Rich B asked how the Board initiates it. Brenda stated that the Board votes to approve it, then Ernie would draft it and the Board would approve it and then it would go out to the owners for a vote. Brenda stated that we need 66% or 2/3 of owners to change the Declaration. After discussion, a motion to have Ernie draft an amendment to the quorum in the Declaration was made by Rich B. and seconded by Rick W. All in favor, motion carried.

- G. Condo Management Website** – Brenda stated we are 99% up and running but we need owner emails to invite them to use the website. She stated that we will be putting the forms on there for the Association as well. Owners will be able to pay directly on the website using TOPS pay. Brenda stated that the Board will have access to the invoices and can see the financial reports.
- H. Fining Committee** – Pat stated that Janine Schmitt, Carroll Follas and Gilbert Cousino have volunteered to be on the fining committee. A motion to appoint Janine, Carroll and Gilbert to the fining committee was made by Pat and seconded by Rich W. All in favor, motion carried. Carolyn asked if we need to come up with a fining process. Brenda stated that if we are going to start fining for rule violations then we send a first notice letter to the owner and notify them of the violation. Rules need to be enforced equally and we cannot do selective enforcement. Brenda stated that Pat would see if she finds a guideline in the Florida Statute. Brenda stated that she would do one violation warning and then the second offense would be finable.
- I. Speed Bumps** – There was discussion regarding where speed bumps are needed in the Association. Rich B stated that speed humps are also available which are wider. Pat stated that a speed bump was approved in March 2016 and the location was to be determined by the board. In November 2018 one was supposed to be by the 1200 building and another between the 100 and 200 building. Pat stated that she doesn't think we need a 3 inch one. Carolyn stated that we could move the current 3 inch one. Mary Liz stated that she thinks we need to leave the 3 inch where it is and add a 3 inch one in between the 100 and 200 building. There was discussion about the size and location of the speed bumps. Rich B stated that we would need 4 bumps across between 100 and 200 and they are \$268 each and the endcaps are \$31 each. At the 1200 building we would need 4 as well. It would be \$2644 with the end caps for 8 3-inch speed bumps for those two locations. Rich stated that one speed hump was \$800-\$900 for just one. Rich B stated that the asphalt bumps were voted down. Carolyn stated that it is a controversial issue and she thinks we should have owners vote. Rich B stated that they also come in 2.25 or 2.5 inch which is the one by the pool. An owner asked why we need so many. Rich stated that they are only 6 feet wide and owners will drive around them unless we have enough going across. There was discussion regarding putting speed signs up. A comment was made from the audience about whether we can fine speeders. After some discussion, a motion to table the speed bumps until we have pricing on the wider speed humps was made by Pat and seconded by Rick W. All in favor, motion carried.
- J. Other** –
- a. Shed** – An owner made a comment asking why the shed was rekeyed. Carolyn stated that Andrew went to Katy and told the Board he did not want people messing around in the shed making a mess of the tools. Brenda stated that she doesn't think there should be open access to the shed but there could be a few residents who have access and can be asked. Brenda stated that we can get a couple keys made and give them out to a few of the frequent volunteers. After discussion it was decided to give keys to residents in 1201, 807, 1302 and 1103 can have copies of the keys.
  - b. Pets** – A comment was made asking about renters with pets. Brenda stated that we have gotten at least 3 to 4 instances of ESA Documentation. Pat stated that she informed Brenda this morning of another one. Brenda stated that we accept a doctors note from a treating physician. Brenda stated that ESA are not considered pets and we cannot disallow ESA with proper documentation. A comment came from the audience asking whether or not we can limit how many ESA someone can have. A comment was made that you cannot limit the number of ESA someone has. A comment

asked how many animals an owner can have. Carolyn stated that we sent it out for a vote limiting but currently there is no limit to how many pets an owner can have.

- c. **Grills** – A comment came from the audience asking about large propane tank grills. Brenda stated that she hasn't had any reports of large grills with over 5 pound tanks. Once she gets a complaint then we can investigate and address it with the owner and possibly fining committee.
- d. **Bulletin Board** – Pat stated that someone is taking down notes that are put up and tearing them up. There are 5 notices that have been torn up. She thinks we should put a lock on the bulletin board and then Mary Liz can have the key. Mary Liz stated that maybe we could try a sign that says "this Board should only be accessed by the Board of Directors" to see if that works.
- e. **Next Meeting** – The next meeting was set for July 14, 2022.

**ADJOURNMENT:** There being no further business before the Board of Directors, a motion to adjourn was made by Rick W. and seconded by Pat. All in favor, motion carried. The meeting was adjourned 3:21 p.m.

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