

**LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.**  
**BOARD OF DIRECTORS MEETING**  
**November 28, 2022**

**CALL TO ORDER AND ROLL CALL:** The Lakeside of Charlotte County Board of Directors Emergency Meeting was called to order at 4:03 p.m. by Brenda Binder. A quorum of the Board was established by the following Board Members present in person, conference call or via zoom: Pat Salley, Mary Liz MacNeil, and Richard Bielawiec. Also present was Brenda Binder from 1<sup>st</sup> Choice Condo Management and Melanie and Tony from Triton Renovations.

**READING OR WAIVER OF READING AND APPROVAL OF OCTOBER 27, 2022 BOARD OF DIRECTORS MEETING:** A motion to approve the minutes from the October 27, 2022 Board of Directors meeting was made by Rich B and seconded by Mary Liz. All in favor, motion carried.

**NEW BUSINESS:**

- A. Hurricane Update –** Melanie introduced herself as a supervisor with Triton Renovations. She has been on the Lakeside project for the last month and a half. She stated that they are done with the tearing out process, the clean up is complete, trees have been cut and the fence removed. We are now in the waiting process. We are waiting for roof approval from the insurance company, we can not move forward with the roof until we have the approval, and we can't move forward with other repairs until we get the roofs on. They will be submitting their scopes and estimates to the insurance company this week. It will probably be early next year before they get started on the roofs. Once they get approval, they will have crews out here and get the roofs on fairly quickly.

They just finished up with the AC guys. He will be submitting any damages that they found to the insurance company to see if they will cover it. Once they get approval, they will be back to do the repairs.

Melanie sends spreadsheets weekly to the Board. The spreadsheet has everyone's unit on it and is color coded with what has been done so if anyone has any questions, the Board has the information.

Melanie stated that she did a final walkthrough with one of the owners of the demo crew, she was unable to get into three units because three owners have changed their locks. She will be getting with Brenda on those three units because they do need to gain access to make sure they didn't miss anything. If there happens to be mold, it could spread to other units.

As far as the lanais and screens are concerned, Triton is doing those so please do not do them yourselves or Triton may have to rip them out and redo them. A question came from the audience as to whether that was pending insurance approval. Melanie answered that everything is pending insurance approval.

Melanie stated that they will be doing insulation removal and installation pending approval. She explained that during the storm, everything got blown around and wet so they will be putting it back in and smoothing it all out.

Melanie thanked everyone for being kind and patient during this process, she knows this process is very hard and stressful.

A comment came from the audience that during the inspection, they found that there was some tape coming down from the firewall and questioned whether that would be repaired. Melanie stated that it would.

A comment came from the audience that the guys that did the trees did a wonderful job, but they made large ruts and questioned who was going to repair those. Andrew didn't cause them and shouldn't have to repair them. Melanie stated that she would find out.

A question came from the audience as to whether the insulation was going to come out. Melanie answered that it was pending insurance.

A question came from the audience as to when we would be getting new trees. Brenda stated that we wouldn't be putting new trees in for a while. Pat stated that we need to concentrate on getting people back in their units and settled in.

A comment came from the audience that there are still two leaning trees down by the 1000 building and asked if they would die. Tony stated that he would look at them and see if the root system was broken.

A question came from the audience as to whether we would be putting back in the same insulation as Brenda had mentioned at the last meeting about using a spray foam. Tony stated that the insurance company will only pay for like kind in quality and if we change it that would be an additional cost.

A comment came from the audience that if the insurance company didn't approve the insulation, then we wouldn't have any. Tony stated that we won't remove what you have until we do get the approval from the insurance company.

A comment came from the audience that after they removed the trees and ground out the stumps they left piles and some of the curbing was damaged. Mary Liz stated that Andrew will be cleaning up the piles but the curbing would have to wait for now.

A question came from the audience as to whether plastic was now up where drywall was removed. Melanie stated that plastic was up where ceilings were removed. They do not put plastic up where there were walls because it holds moisture and can do more harm than good.

A question came from the audience as to whether they were concerned with bugs coming in. Melanie stated that because we are concrete we don't have to worry about critters getting in.

A question came from the audience as to what the timeline was for the lanais. Melanie stated that she cant give us a timeline, but they will be towards the end of the project.

A question came from the audience as to what the timeline was for the insulation. Melanie stated that will be done after the roofs and soffits are done.

A question came from the audience as to who was following up with the insurance company. Melanie stated that they are in contact with them.

A question came from the audience as to what the rush was for us to give our \$2700 when the insurance adjuster had just been out there. Brenda replied that the Special Assessment is to cover the deductible and to pay for some of the work that has already been done. They replied that their insurance company was waiting to get the scope from our insurance company. Brenda stated that when she got it she would forward it to those insurance companies that are requesting it. She stated that she wasn't paying the Special Assessment until she got it. Pat stated that everyone had to pay the Special Assessment no matter what. Brenda stated that she wasn't arguing with anyone about it, she would let the attorney do the arguing.

Pat asked how many people have not paid for the Special Assessment. Brenda stated that we just got some more checks today, she thinks we've collected about 60% so far. Pat asked when it was supposed to be paid by. Brenda stated that it was due November 15. There are several people who have stated that they will be using the payment plan and a few are waiting on their insurance company. Brenda stated that anyone else will be turned over to collections. Pat asked what would happen if the insurance company said that they were good to go but we need to pay our deductible. Brenda stated that we have paid our deductible out of Reserves and as people send in their payments, that money will be put back in so it will not stop the process.

A comment came from the audience that they originally didn't have any damage but then Triton came back in a found moisture under the windows and put-up tape and tape outside. When the adjuster came around, he said there wasn't any and pulled off the tape. Last week they were out and when they came home there was a big hole in the wall but no one had put up any plastic so he did. Melanie stated that they aren't doing the walls, only the ceilings. Melanie stated that the adjuster did not do the thorough testing that they do. They use moisture meters and if they detected moisture over 15%, the walls needed to come out, the adjuster sometimes just looks for water stains. Brenda stated that the Association's insurance adjuster determined that some of the moisture underneath the windows was wind driven rain, which is not covered under the hurricane policy. However, the Association is going to take care of it anyway since we don't want anyone to have wet walls.

A comment came from the audience that the drywall and insulation are also to keep the place from heating up, so our electric bills are going to go up. Melanie stated that the increase should be minimal.

A comment came from the audience that their ceiling came down and plastic was put up, but every time it rains he has to use a broom to get rid of the water pooling on the plastic. Tony stated that they would go look at it.

A question came from the audience as to whether they had to wait until the roof and soffits and fascia were on before they could get new drywall. Melanie said yes, but it would move pretty quickly.

A question came from the audience as to whether they would be replacing the plywood on the roofs. Tony stated that they will be replacing any damaged plywood.

A question came from the audience as to whether they would be repairing or replacing all the roofs. Tony stated that we are waiting on the adjuster.

A question came from the audience as to when the fence would be replaced, people are just walking through the property. Mary Liz stated that we can't do anything until we hear from the insurance company.

A question came from the audience as to what the orange flags were along the fence line. Mary Liz stated that it might be from next door, but it's nothing from Triton.

A question came from the audience as to whether they would be repairing or replacing all the roofs. Tony stated that it all depends on the insurance adjuster. Brenda stated that we hope to replace all of them since the warranty is now null and void. Mary Liz explained that the warranty was void once we got 70 mph winds.

A question came from the audience as to why they are replacing all the insulation when they didn't have any damage. Tony stated that most of the insulation got wet because of the soffit areas or it was blown all around or out. Tony stated that while they were up there doing that they would also be checking all the firewalls and repairing as needed.

A question came from the audience as to whether the new soffits would be screwed in. Tony stated that they will be.

Rich B asked who would be following up on the 3 units that changed their locks. Brenda stated that we would contact the attorney if we needed to. Pat stated that we just had all the locks master keyed again and they weren't supposed to change them. Brenda stated that she went through this with another Association and the attorney sends them a letter, we get the locksmith out and bill the owners.

A question came from the audience that since the emergency was now over, did that mean that people would not be going into the units anymore. Melanie stated that this is ongoing, and we have only completed phase one. Melanie stated that they are now able to give the Board 24-hour notice for entry in most cases.

A comment came from the audience as to why Triton had to have access to their unit when they didn't have any damage. She saw on Facebook that Rich B had said that it was not Triton's responsibility to go into everyone's attic and check the AC pans for insulation so she had her own AC company come in and check everything out. She stated that Triton had no reason to enter her unit. Melanie stated that they need to continue to monitor everything. If they miss something and it causes mold, it could spread like a cancer to other units. The owner stated that on the advice of her attorney, she had her locks changed. Brenda stated that if Triton needed access to her unit, she would be hearing from our attorney.

A comment came from the audience that they had no damage other than a small tear in the screen and doesn't understand why they would need to go into her unit. Melanie stated that like she said, they probably now will not need to enter units with no damage until they start the roof process.

A question came from the audience as to whether they were taking cell phone numbers to let people know when they would be coming in. Melanie stated that she is letting the board know. Mary Liz stated that we cannot be making 116 phone calls.

A comment came from the audience that it is very unnerving to come out of the shower and have people in her unit. She said they knocked three times but she didn't hear them because she was in the shower and it was 8:00 at night. There needs to be better communication.

Tony stated that they can do up a release for people who do not want to allow access and Triton will not be responsible for anything. Mary Liz stated that if mold is found in the building and it is sourced from their unit, they would be responsible for all damage.

Tony stated that every time it rains, we need to go in and check these units. If we don't, they are going to have mold. Mary Liz stated that every single owner has either someone above them, below them or beside them and if they are denying access to their unit and they end up with mold, they could potentially be financially responsible for the whole building.

A question came from the audience as to how many companies there were out there with our master key. Mary Liz stated that no one does. They come to her when they need it, and they bring it back the same day.

A comment came from the audience that it was State Law that Associations had access to units.

A question came from the audience if the bocce court damage was reported to the insurance company. Brenda stated that we have claimed everything that was damaged but some things will not be covered. There was more damage than what we are going to be paid for. Some things will probably be a matter of volunteers.

A comment came from the audience that they filed a claim with their insurance company and they have sent a list of requirements. Brenda told them to give it to her and she would take care of it.

**B. Fining Process** – Brenda stated that Carolyn had put together the fining process and asked Brenda to send it to Ernie Sturges to get a legal opinion on it. He has a few recommendations for changes for the Board to consider. Mary Liz will give them to Carolyn. Pat asked when it would go into effect. Brenda stated that Carolyn would make her changes and send it to the rest of the board for approval at the next meeting and then it will go into effect.

A question came from the audience as to how many people were on the fining committee. Brenda stated that there are three right now that were appointed at the Annual Meeting. Brenda stated that we could have more. Pat suggested that we have an alternate.

A question came from the audience asking if we had prices on the fence yet and what the deductible is for that. Brenda stated that we don't have prices yet, but it's insured for \$53,000 and the deductible is included in the paperwork that was sent and part of the Special Assessment.

A question came from the audience as to what the BPP stood for on the Insurance paperwork. Brenda explained that it is Business Personal Property or contents, and we did not file a claim for that.

A comment came from the audience that he has had concerns about the landscaping on the property for several years. The palms should have had the twice a year hurricane cut, and we might not have lost them. There are palms with hanging dead branches and they are not being cut. Andrew does a great job on the lawn but there is more to it than that and now we just gave him another project. He thinks that the Board should reconsider his schedule. A one-man team does not work. Pat stated that she thought we should wait a bit. Brenda stated that it's something that we can look into and discuss.

Rich B asked if the trees would be covered under the insurance. Brenda stated that they will not be covered. Brenda stated that we need to take a look at it once everything was put back together.

**C. Next Meeting Date** – The next meeting will be January 9, 2023, at 4:00 p.m. to do another update.

**ADJOURNMENT:** There being no further business before the Board of Directors, a motion to adjourn was made by Rick and seconded by Pat. All in favor, motion carried. The meeting was adjourned at 7:18 p.m.

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