

**LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.**  
**BOARD OF DIRECTORS MEETING**  
**January 9, 2023**

**CALL TO ORDER AND ROLL CALL:** The Lakeside of Charlotte County Board of Directors Meeting was called to order at 4:01 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, Rick Willis, and Richard Bielawiec. Also present was Brenda Binder and Rich Cain from 1<sup>st</sup> Choice Condo Management.

**READING OR WAIVER OF READING AND APPROVAL OF NOVEMBER 28, 2022 BOARD OF DIRECTORS MEETING:** A motion to approve the minutes as corrected from the November 28, 2022 Board of Directors meeting was made by Pat and seconded by Rich B. All in favor, motion carried.

**NEW BUSINESS:**

**A. Hurricane Update –** Brenda stated that we are still in a waiting pattern. We haven't received either the scope or any funds from the insurance company as of yet. Mary Liz asked if we had heard anything from the insurance company and Brenda stated that she hadn't, but that wasn't unusual. Sometimes they just send the scope and a check without any notification. Brenda stated that she has received checks on two associations and scopes on three associations so far so it's starting to move.

A question came from the audience as to whether the adjuster and the insurance company have come to an agreement on the scope yet. Brenda stated that they have not as of yet.

A question came from the audience if everybody had paid their special assessment. Brenda stated that not everybody has. There are a few people that are making payments and a few people that are waiting for their insurance company to release payment to them. Pat stated that there are 18 people that have not paid their special assessment. A comment came from the audience that they thought they were supposed to pay by November 15<sup>th</sup> and asked how long this was going to go on. Brenda stated that they have until April 15<sup>th</sup> to be paid in full or they go to the collection agency.

A question came from the audience as to who was footing the bill for those that hadn't paid. Brenda stated that the funds were taken from the reserve account and as the people pay they will be put back in.

A question came from the audience if they would be getting coupon books this year. Brenda stated that we're working on getting the coupon books as we speak. They asked if they would be getting a late fee. Brenda stated that there would not be a late fee. Pat stated that you do not need a coupon book to send in a check.

A question came from the audience if the adjuster had looked at all of the lanais she didn't think they'd looked at hers. Brenda stated that she believes they've looked at all the lanais but they will certainly be going around again and filing a supplement.

A question came from the audience if they would be replacing all the screens because they said so at the last meeting. Brenda stated that that is what Triton says but we'll have to see what the insurance company says. He stated that a lot of the lanais just had a three or four inch gash in the screens and if you're not looking for it you might not see it. Brenda stated that they put all of the lanai vinyl windows and doors and screens in the scope and if the insurance company doesn't pay for the screens then we'll get a vendor out here to take care of all of them.

A question came from the audience if we've started to look for vendors. Brenda stated that Joan has the name of a vendor for screens at a very reasonable price.

A comment came from the audience that their lanai frame was bent. Brenda stated that that they have put that in their scope. Mary Liz stated that this is all going to be taken care of at one time.

A question came from the audience why they couldn't start on the lanais now and not wait on the roofs and soffits. They stated they feel like they're being held hostage since they like to sit out on their lanai and now they can't. Brenda stated that we can't do anything until we get the scope of work from the insurance company.

A comment came from the audience that they were supposed to be starting on the roofs after the first of the year. He stated they were supposed to come today and measure for drywall and they can't even come to measure for drywall when they're supposed to be. Pat stated that they have started measuring for drywall today and might not have made it to his unit yet. It could take a couple of days.

A comment came from the audience that rumor has it that they're not doing anything on the roofs because the adjuster doesn't feel all the roofs need to be replaced. Mary Liz asked where she heard that from. She stated it's just a rumor and they've packed up all their stuff and now they're gone. Brenda stated that they have not packed up all their stuff and they are not gone they are waiting on the scope from the insurance company.

A question came from the audience if they're starting to measure for drywall, are they going to start installing it. Pat stated that they told her today that they were measuring for drywall so soon as they get the approval they can get it ordered and be ready to go once the roofs are on.

A comment came from the audience that the problem is we were hit with a hurricane on both sides of the coast and supply is in short demand. They're trying to get all their ducks in a row so that once we get approval, they have the materials they need to keep going.

**B. Fining Process** – Brenda stated that Carolyn had sent her the fining process to send to Ernie Sturgis for legal opinion. Brenda stated that Ernie had sent it back with a few recommendations and they are highlighted. The one thing that Carolyn did not change that Ernie recommended was instead of just owners he recommended that we also put tenants and guests. Mary Liz stated that she agreed with Carolyn. That ultimately it is the owner's responsibility and she doesn't know that going after guests or tenants would be effective. A motion to approve the fining process as written was made by Rich B. and seconded by Rick W. All in favor, motion carried. Pat stated that she thought we should also plan on adding a few alternates to the fining committee. She stated that we can put some names up for alternates at the next meeting.

**C. Flag Pole** – Brenda stated that Carolyn stated that that Doug Rutherford and Paul Przytulski had helped Rich Cain remove the old flagpole and the cement and she would like to thank them all. She has contacted a flagpole company about getting an estimate and they said they have a list so it may be a while.

**D. Landscaping** – Carolyn said that Andrew has done a great job cleaning up and he continues to work on the grotto area. He's working on straightening the small trees and bushes. Carolyn did have a couple questions. She wondered when we were planning on getting the bulk red rock and asked rather than get it in a truckload if we could get it in bags on a pallet. Most of us can't shovel it into a wheelbarrow but can handle the bags. She also questioned if we could purchase some weed mat to go underneath the red rock to prevent weeds and to prevent them from sinking down into the sand. Several of us have done it and it works very

well. Pat questioned whether we would have money to do that. Brenda stated that yes we will have money available to do that but I'm not sure that we should do that before we finish the roofs. Mary Liz stated that she agreed that we shouldn't do it until construction is done. There's going to be all kinds of heavy equipment in here and ladders going up and thinks we need to wait till everything is done.

**E. Tops Portal** – Brenda stated that Carolyn had added this to the agenda. Carolyn believes we should get the board to utilize the portal and maybe have it replace the lakesidefl.org website for next year and have all the information in one location. The Facebook site could remain but be used more for social type information and she will be happy to help with this effort next year.

A comment came from the audience that she doesn't think very many people know about the portal. Brenda stated that everyone can bring their laptops to the clubhouse, and we can hold classes. Or if somebody is up north we could maybe hold a zoom also Brenda will be glad to go over to anyone's unit that needs some help if that is easier for them.

A question came from the audience questioning if Brenda's letter was going to inform them that there's a charge for using the portal? Brenda stated that "yes that is in there ." If it's a one-time payment it's \$2.95, if it's a credit card then there's a percentage charge from the credit card company and if it's set up as a recurring charge it's free.

A question came from the audience as to who would be putting down the lava rock. Brenda stated that volunteers would do it

#### **F. Other:**

A comment came from the audience that at the February meeting they wanted to know what the new insurance was going to be so they could raise their loss assessment when their policy renewed in April. Brenda stated that we may not have the renewal figures in February, and it may even be early March before we have those figures. He stated that once we knew those figures we needed to send everybody a registered letter in the complex letting them know what it was going to be. Rich B. stated that we may very well go up to a 5% deductible and then everybody's special assessment would be approximately \$5000.

A comment came from the audience that you need to be very careful when you change something in your insurance policy because at that point, they may change other things as well and it may end up costing you a lot more money.

A comment came from the audience that if they have Universal, Universal will not increase the loss assessment past the \$2000 that is required by Florida Statute.

Pat asked when we would be changing the names on the bank accounts? Brenda stated that she and Mary Liz went to Suncoast Credit Union to change the names and they wouldn't change them without all the signers being there. We can set up a time to go and change them after the Annual Meeting so we can decide who is going to be the signers.

A question came from the audience as to how many hours a week Andrew worked. Rich Cain stated that it's posted on the bulletin board it's between 8 and 12 hours. He questioned who was on the Board when this contract was signed and why he is making so much money? Brenda stated that he is looking at the budget line item and that also includes Sherry.

A question came from the audience why the speed bumps were removed and if it was going to be something permanent. Brenda stated that Rich Cain had removed them because he thought the board wanted them removed and then Brenda said that's fine to leave them out because we're going to have all kinds of heavy equipment going over them that could possibly destroy them. Rich Cain stated that we also wanted to check the condition of the speed bumps since they had also been moved before. The bolts will have to be replaced but the speed bumps themselves are in good shape. We will be leaving them out for now.

The next meeting will be the annual meeting on February 11, 2023, at 10:00 a.m.

**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 4:44 p.m.

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