

LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.
BOARD OF DIRECTORS MEETING
March 03, 2023

CALL TO ORDER AND ROLL CALL: The Lakeside of Charlotte County Board of Directors Meeting was called to order at 9:02 a.m. by Richard Bielawiec. A quorum of the Board was established by the following Board Members present in person and/or via speakerphone or zoom: Pat Salley, Dee Powell, Rick Willis, Mary Liz MacNeil, and Richard Bielawiec. Also present was Brenda Binder and Rich Cain from 1st Choice Condo Management.

READING OR WAIVER OF READING AND APPROVAL OF January 9 and February 11, 2023 BOARD OF DIRECTORS MEETING: A motion to waive the reading and approve the minutes from the January 9th and February 11th Board of Directors as corrected was made by Pat and seconded by Rick W. All in favor, motion carried. The minutes from February 17th and the Annual meeting were tabled.

UNFINISHED BUSINESS:

- A. Hurricane Update** – Mary Liz stated that on February 14, 2023 Mary Liz and Richard B met with Chase Ward the Vice President of Triton at their office in Punta Gorda. Chase stated that they had not received any communication from Heritage insurance despite numerous attempts. On February 14th before their meeting with Chase, he received a call with the name of a new desk adjuster. On February 15th Mary Liz left a voicemail with the new desk adjuster. On February 16th, she called Heritage again and then the adjuster left her a returned voicemail. He stated he was working on a claim and he would get back to her. On February 23rd, she sent an email to the desk adjuster asking for an update to his voicemail. On February 28th she called Heritage and was told by the adjuster that he completed the claim and would email her. He emailed her that he completed the claim and was sending it to management for approval and once it is approved they will send a settlement letter and cut the check. She stated that we can also dispute the funds while depositing what they sent and move forward with work. Brenda stated that she received a \$53,900 check for the fence but the fencing estimate from the insurance company was over \$100,000. The limits of the policy were \$53,900 based off the appraisal from 2021. Brenda stated that she feels the fencing is separate from Triton and she put the money in the bank so that we can wait until prices to come down before replacing the fence. Dee stated that she has had residents approach her about having Triton come back out and resecure the property because rain is coming and birds are starting to make nests on the buildings. Brenda stated that we can ask them to resecure but it will be at our cost without water intrusion issues.
- B. Flag Pole** – Brenda stated that she received a 30 foot quote from Bates rather than the 40 foot. It is about \$400 less than the previous quote. We were getting a discount on the 40 foot because it was previously purchased by someone so the discount is not as big as expected. Brenda stated that Pat received a cost for installation of \$1830. Bates includes installation for \$8377 but the other proposals do not. Dee asked who would install for \$1830 and are they licensed. Pat stated that they are licensed and insured. Pat asked if it was covered under insurance. Brenda stated that it is not and would be paid out of the Maintenance Reserve. Mary Liz stated that Bates is a local Charlotte County contractor. Brenda stated that we have the \$4881 bid for the fiberglass pole from Gettysburg and then two from HD Flag Pole Supply. One is tapered aluminum for \$2500 and one is \$3500. There was question about what material we had previously for the flag pole. Rich Cain stated that it was some kind of tapered aluminum. Richard B asked whether we could insure the flag pole. Brenda stated that she doesn't think they will cover it. Pat stated that HD Flag Pole Supply includes the flag as well. Brenda stated that HD Flag Pole Supply is \$5300 with installation, \$6700 for Gettysburg and the Bates is \$8377 with installation. Dee stated that she would like to see more in writing from the installer before making a decision. Mary Liz stated that she would like to see a timeline on the delivery of the pole too. Brenda stated that we will table it for now.
- C. Other** –
- a. **Yard Waste Dumpster** – Richard B stated that we received a \$126 bill from Waste Management. He stated that service was discontinued in December 31st, 2022 because they picked up a contaminated load of yard waste. He said when he called them, they told him that they fined us and hit us with penalties and wherever they sent the bill we didn't receive it. Brenda paid the \$190 fine and \$60 for

reinstatement of service. He stated that he has seen people from Lakeshore trying to get in the dumpster. Waste management sent a bill for \$126 and he doesn't know if that is the annual fee of \$11.90 per month. He stated that Andrew removed a trash bag placed in front of it and moved it to the correct dumpster.

- b. **Special Assessment Funds** – Pat stated that we have given owners until April 15th to pay the Special Assessment. She stated that we should put something on the Facebook page letting owners know that if they do not pay the special assessment they will immediately go to collections on the 15th. Pat stated that she will blast it out as well.

NEW BUSINESS:

- A. **CD** – Brenda stated that the CD is up for renewal on the 22nd of March. They have not released the rates yet. BMO Harris bank has a one year CD for 5% interest and a \$100,000 minimum. She stated that BMO Harris will be her recommendation unless SCCU has a better rate. As soon as she has a rate she will email the Board.
- B. **Other** –
 - a. **Pool Chairs** – Richard B stated that he has replaced the bottoms on the lounge chairs over the years. He replaced two bottoms this year. He stated that the furniture is at least 15 years old and the frames are starting to fail. The cost of doing it ourselves is \$57 for the fabric and the lounges are \$65. Clinton Casual will do the \$20 per chair to install the fabric or \$40-50 on the chaise lounges. Previously the chairs were \$100 to ship them out and have them returned. He stated that it is no big deal for him to do it himself. For \$395 a piece the man at Clinton Casual can replace the back and redo the chairs. At Clinton Casual it is \$485 to replace each chaise lounge, so approximately \$90 more for new chairs. He stated that there are 4 with broken backs so he thinks we should at least replace the 4 broken ones. Right now there are 14 chairs out by the pool and we are currently down two. Three of them currently have the back supports damaged. Rick W stated that we should buy 6 of them. Richard B stated that it will take about a month to receive them and he doesn't know if there is a shipping cost. Richard B. asked if we have funds to do this. Brenda stated that we don't have funds in betterments this year but it is maintenance so we could use the Maintenance Reserves. Mary Liz asked if it will match. Richard B stated that they are matching. A question from the audience asked if there is a weight limit on the chairs. Richard B. stated that from what he has found there is an approximately 250 pound limit on the slings. A comment was made from the audience that there are some larger people in the complex that are using the good chairs and then it could be affecting them and could we purchase different chairs for them. Mary Liz stated that we cannot discriminate and make them use different chairs. Richard B. stated that he isn't super concerned about the slings failing, he is more concerned about the slings failing. A Comment A motion to order 6 new chaise lounges was made by Rick W and seconded by Pat. All in favor, motion carried. A comment came from the audience about replacing the bocce area benches. Brenda stated that she believes they're from Walmart and were purchased by the Social Committee.
 - b. **Next Meeting Date** – The next meeting date was set for March 24 tentatively. There will be an April meeting set for after Easter.

COMMENTS FROM THE AUDIENCE:

A question came from the audience asking about the speed bump that is approved. Richard B stated that it is on hold until after we know what the insurance company is paying for and what the Association may have to pay to replace and we know what financial expenditures we have. It is not a high priority. Brenda stated that we should wait until after the heavy equipment is done on property. Richard B stated that we do need to purchase new bolts for the speed bumps.

A comment was made from the audience that drywall repairs under 3 sheets could be done at any time. Richard B clarified that it is not that it can't be done, it is that we don't need a permit for those size repairs. Mary Liz stated that we are not doing drywall repairs until after the roofs are figured out.

A comment was made that they put a message through on the website a few weeks ago and they never received an answer on asking about contacting Board members. He stated that he wants a documented process for contacting Board members. He stated that the option should be removed to contact through if it is not being utilized. Pat stated that she would talk to John about the website and see what happened. Dee stated that the Board member information is on the website.

A comment was made from the audience whether the meeting was posted on Facebook. Mary Liz stated that she posted it on the bulletin board. He stated that he thinks it should be posted on Facebook. Mary Liz and Rick W stated that they do not have Facebooks. He stated that not everyone checks the bulletin board but everyone posts on Facebooks. Richard B. stated that we follow the law regarding the posting but we can see what we can do as a courtesy. Dee stated that the Board is not administrating Facebook and it is not our responsibility. Pat stated that there are people who are trying to get onto our Facebook page that do not rent or own here, so that is why there are screening questions to get on the Facebook page.

A comment came from the audience about moving the landscaping dumpsters. Richard B. stated that he talked to Rich Cain about moving the dumpster. He stated that Waste Management said that we make the pad and just let them know when to move it. Richard stated that we could move the recycling dumpster to where the last trash dumpster is and move the trash dumpster to way down on the end. The other option would be to put a pad in to move the dumpster. Brenda stated that the Association would have to vote on it. Richard B stated that we could ask Waste Management to move the recycling and trash dumpsters so that people are not dumping inappropriately anymore. He stated that there was a refrigerator in the recycling dumpster. He stated that we would need to post notice letting people know about the switch. Richard B stated that Lakeshore actually has their trash dumpster on our property. He stated that doing this switch would hopefully deter Lakeshore residents from putting their trash in our recycling.

A comment came about the leaning palms. Richard B stated that we could straighten them but we would need a professional arborist to do so. Mary Liz stated that there is a cost of \$2000 to remove the tree. Richard B stated that we are trying to watch expenditures while we are waiting on the insurance claim information.

ADJOURNMENT: There being no further business before the Board of Directors, a motion to adjourn was made by Richard B. and seconded by Rick W. All in favor, motion carried. The meeting was adjourned at 10:06 a.m.

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