

**BORDEAUX VILLAGE I**  
**Board of Directors Meeting**  
**September 19, 2019**  
**Feather Sound Country Club**  
**2201 Feather Sound Dr., Clearwater, FL 33762**  
**Minutes**

Anne Kastner called the meeting of the Board of Directors to order at 6:30 pm. In attendance for the board were Anne Kastner, Fred Lak, and Carmen Brier. Melissa Washburn was introduced as our new manager from Ameri-Tech. Jon Addison, landscaper, and several homeowners also attended.

A motion was made and passed to approve the minutes from the meeting on June 13, 2019.

Financials were approved. Homeowners in arrears will be notified by Ameri-Tech.

A motion was made and passed to approve all items ratified during the summer through emails.

The manager's report included:

- Leaking problems from outside into two buildings have been evaluated. Two discrepant quotes received. A third company will be contacted for a quote.
- Insurance renewal was completed and agreement signed.
- New email through Mail Chimp will be used to notify homeowners of important information.
- One unit has been sold and new owner will move in after October 1<sup>st</sup>.
- Community inspection was done.
- FPAT inspection completed. Report posted on website.
- Community website continues to be updated. Check bulletin boards for how to access.

Old Business:

- Budget does not include enough for major upgrades to shut-off valves at this time. A plumbing company will be contacted to address any individual leaks.
- Board will seek quotes for gutter downspout cleaning twice a year.
- Quotes needed to cut and install three damaged first floor shed doors.
- Website is updated with information and forms for homeowners.
- Rules can be found in the original association documents which are on the website. The abridged version many received over the last few years are not official.
- Towing company will be contacted to replace missing sign.
- Maintenance issues have depleted some reserve funds.
- Jon Addison spoke to the board about landscaping issues he has addressed and those that will need to be taken care of. The board requested a quote for lawn service for a year.

New Business:

- Carport roofs will not be replaced at this time.
- Board will look into gutter guards for those near pine trees.
- Budget Workshop meeting will be October 10, 2019 at Ameri-Tech office.

Other Business:

- Homeowners brought up individual concerns related to leaks and flooding during rains. Albright roofing will be contacted about leaks.
- A French drain may be needed due to porch flooding at one unit and dirt needs to be removed to avoid flooding at another.
- Downspout extensions may be needed for some units.

**Budget Workshop Meeting Thurs., October 10, 2019 at 6:30, Ameri-Tech Office, 24701 US Hwy 19N**

Meeting was adjourned at 8:28.

Respectfully submitted, Fred Lak