

Bordeaux Village I Condominium Association, Inc.

Board of Directors Meeting
Thursday, April 22, 2021
Feathersound Country Club
6:30 PM

Minutes

Attendance

Board Members

- Holliday Lisowski, President
- Praveen Rathore, Vice President
- Geoff Dyce, Secretary
- Lewis Brier, Treasurer

Owner Attendees

- Warren Panaccione, Connie Panaccione, Unit D203 owner
- Jill Abrams, Unit A103 owner

Call to Order

- The President called the meeting to order at 6:30 pm.
- Proof of notice was presented by the president with concurrence from the secretary.

Quorum

- The President noted that four of five board members were present, thereby confirming a Quorum.

Approval of Minutes

The President requested approval of March 31, 2021 minutes.

A motion to approve these minutes was made by Geoff Dyce and seconded by Lewis Brier.

Presidents Report-None

Vice President Report-None

Treasurer's Report Brief

Submitted by Lewis Brier, Treasurer

- Financial position remains strong.
- Overall cash position: \$66,000 in general funds at end of March, \$48,500 in reserve funds, \$17,300 in delinquencies.
- General Funds/Maintenance Items: Insurance earmarked for renewal fees due in June and September-\$46,820.00.
- Approximately \$20,000.00 remain for maintenance activities. At end of February the effective general fund balance was about \$22,000, decrease due to extra payments for mulch (\$600) tree removal (\$600) and pressure wash and partial painting of Building A (\$1,800).

Delinquent Collections

- The Treasurer noted that there are two significant past due accounts increasing slightly (up \$1200.00) indicating that the two major delinquencies have not been resolved.

Old Business

- Delinquencies: President noted that one of the two major delinquencies has been referred to the attorney for foreclosure. The second major delinquency has not been moved for foreclosure.
- Motion was made to authorize foreclose on the major delinquency by Lewis Brier and seconded by Praveen Rathore. Treasurer noted that past due amounts totaled more than \$10,000 and have accumulated since March of 2019. After discussion, the motion was unanimously approved. President or her board designee is hereby authorized to instruct the associations attorney to initiate foreclosure proceedings.
- Motion made by Geoff Dyce and seconded by Praveen Rathore to authorize cleaning of mold on wall along Feathersound Drive not to exceed \$500.00.
- A leaking wall in B104 was addressed and contracted in 2019, paid for but not completed. President will notify Ameritech to have work completed as it was paid in full by previous board.
- Water leaking through floor in Unit E103 and Unit A103. Plumbers have not located any leaks. On Tuesday, April 28, an engineer specializing in water leakage in concrete floors (Tom Herman) will examine

the floors to make a determination of the issues. His fee will be \$400 for the first condo inspection and \$200 for the second condo inspection. There will be no charge if he cannot locate the problem.

- A hole in the ground created by a tree removal at Building C was filled by Lewis Brier.
- Any roof repair work is on hold including sidewalks which appear to have been damaged by roofer's trucks. A motion was made by Lewis Brier and seconded by Praveen Rathore to have an independent contractor review the installation by Albright Roofing. Vote was unanimous to proceed.
- A fine assessment policy was tabled until a later meeting.
- A motion was made by Geoff Dyce and seconded by Lewis Brier to provide a modified carport lease agreement to be given to Warren Panaccione for carport 12 providing formal documentation for an existing verbal contract. Vote was unanimous to proceed.

New Business

- Parking issue: One carport provided for each condominium and one open space provided. Owners are strongly encouraged to first use their covered space as covered spaces are not open to visitors.
- Document storage issues are being handled by President and Ameritech.

Homeowners Concerns:

- Lewis Brier advised that we are paying Ameritech for a range of services and concerns were noted by several members on a need for a more experienced individual to handle our HOA.
- Warren Panaccione expressed concern that emails and pictures of roofing and tree trimming issues have not been addressed by Ameritech representative.
- Lewis Brier requested that the walkthrough list regarding property issues be merged by Ameritech
- Spectrum hook ups to the entire property are tabled until a later date.

Other Business:

- A special board meeting will be held on May 12 to review new insurance policies with Aja Hall of E/G of Florida, Insurance and Risk Management.
- A full board meeting will be held May 26, 2021.

Adjournment

There being no other Business a motion to Adjourn was made by Holliday Lisowski and seconded by Lewis Brier. Vote was unanimous. The meeting was adjourned at 7:47 PM.