

**Bordeaux Village I Condominium Association, Inc.**  
**Board of Directors Meeting**  
**Wednesday, August 25, 2021**  
**Back Bay at Carillon (Clubhouse)**  
**170 Commonwealth Court North**  
**St Petersburg, FL 33716**  
**6:30 P.M.**

**Call to Order by:** Holliday Lisowski at 6:30p

Proof of Notice: Yes

**Quorum Required:** Four board members present, thereby confirming a Quorum.

Holliday Lisowski, President; Praveen Rathore, Vice President; Lewis Brier, Treasurer; Geoff Dyce, Secretary; Ryan Kelly (conference call)

**Other Attendees:** Anthony Serrano, AmeriTech; Phil Colettis, AmeriTech; Jill Abrams; Beverly McClean; Juan and Eleane Ibarra

Approval of minutes from July 23, 2021: Motion to approve-Geoff Dyce | Second the motion- Lewis Brier; motion passed

**Reports:**

President: Owner rented storage unit to be vacated as of Sept 30, 2021

Vice President: None

Treasurer: 20 thousand in general funds are available; 5 thousand paid on account to Fuller Electric, total invoice is \$10,350.00

Management Report, Tony Serrano

- Bill Brown, Maintenance Pro to clean gutters. A Bldg, D Bldg and added B Bldg
- Rooter Man to make A102 hose repairs
- Waiting on proposals for gutters and fascia repairs
- GCI and FI Painting proposals received
- One unit is in collection
- The seepage report is being drafted and will be submitted to president on Friday, Aug 27 for approval and submission to first floor owners
- Egret Wall paint and repair is on hold
- Waiting on plumbing maintenance plan from Rooterman
- Tree trimming by Peckerhead

**Old Business:**

- Grill Rule #33 updated on web site
- Water Seepage Report inquiry... report is in process by Ameri-Tech

**Home Owners Concerns:**

- Beverly McClean F106: Two street lights out, one again ... sidewalk and mail box; Request for reimbursement sent via email not received by Board but cannot be approved due to By-Law limitations
- Jill Abrams A103: Bush trimming issue remains, to be followed up by Ameri-Tech with Jon
- Juan Ibarra C103: Ant issue, interior is owner responsibility

**New Business:**

- A203 Architectural change-New windows meet with Bordeaux I standard; advised manager to let owner know this is approved.
- Door C103 needs paint chip for match
- Board meetings to be held at Back Bay Carillon for remainder of year
- Financial Discussion as presented and provided by Board Treasurer

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The President then opened the floor for the Financial Discussion topic. (Ryan Kelly joined the meeting at this time via phone call.) The Treasurer noted that significant detail had been provided to the Board Members via email and introduced the component issues, which were:

- 1) FPE brand breaker boxes on Building D (required replacement as per the insurance inspection report),
- 2) Electrical Meter Bank Upgrades (on of which failed and triggered a \$10,000 emergency service bill),
- 3) Roof Repairs, including soffit and fascia repair plus gutter clean out and adjustments,
- 4) Sprinkler System Repair (currently off line due to numerous broken pipes and sprinkler heads),
- 5) Carport Roof maintenance (likely deferred since original construction)

The Financial Discussion addressed potentially expensive repairs for several issues, including insurance mandated breaker box upgrades, risks of electrical meter failures, roof repairs (fascia and soffits and gutters), yard sprinkler repairs and carport roof issues. It was agreed by Board Motion to contract for an inspection of the meter boxes to better understand their condition, this being potentially the most expensive repair. Thereafter the Board will establish priorities for repairs and, if necessary, address funding concerns.

A consensus was reached that the risk and uncertainty of the Meter Bank issue precluded any immediate decision on action. Instead, a motion was made: ***To engage a contractor to inspect all meter boxes and report on the condition of each. Said report to include a recommendation for repair/upgrade based on priority (high/medium/low) for each set of meters.***

The motion was put forward by Geoff Dyce, seconded by Praveen Rathore  
After further discussion the motion passed by unanimous consent.

The Board agreed by consensus to defer further consideration of immediate actions and funding options for the major financial issues pending the results of the meter inspection program.

**Next Meeting Date: Sept 22, 2021**

**Meeting Adjourned: 7:57 PM**