

**Bordeaux Village I Condominium Association**  
**Wednesday, July 28, 2021**  
**Feathersound Country Club**  
**Board Meeting Minutes**

**Attendance:**

- **Board Members:**  
Holliday Lisowski, President  
Praveen Rathore, Vice President  
Lewis Brier, Treasurer  
Geoff Dyce, Secretary
- **Other Attendees:**  
Anthony Serrano, Ameri-Tech
- **Call to Order:**  
By: Holliday Lisowski  
Time: 6:31  
Proof of Notice: Yes  
Quorum Required: Four board members present, thereby confirming a Quorum.  
Approval of minutes from July 23, 2021  
Motion to approve-Geoff Dyce  
Second the motion- Praveen Rathore

**Reports:**

- **President**  
Barbeque rules to be revised and published shortly
- **Vice President-none**
- **Treasurer**  
Financials submitted for July by email, no questions

Invoice from Fuller Electric for F Building emergency repair of electric meter box. (\$10,500.00): Scope covered four of eight meters. Treasure to follow up with Fuller for review of work performed and AmeriTech was directed not to pay pending this review. Board agreed to temporarily defer non-essential maintenance work.

Projected cost of future meter box repairs: There is a possibility other meter boxes may need repair. Secretary Brier solicited two proposals for non-emergency work Two verbal proposals were submitted, one at \$5,000 per building and one at \$10,000 per building. Written proposals are pending and will include the scope of each contractor's work. In addition, the treasurer and secretary will solicit additional bids, including work scope, and report back at the next board meeting.

- **Property Managers Report (AmeriTech)**  
Insurance Mandated Repair of Building D breaker box and reworking the Building F light repair previously done by Fuller Electric. Quote for Building D in process. Fuller Electric to finish repair of Building F light.

Insurance Mandated Repair of hole in Building B wall scheduled for first week in August. This hole was left by Dunedin Plumbing during a plumbing repair. Dunedin refused to make the repair and the President directed AmeriTech to remove Dunedin Plumbing from the Bordeaux 1 contractors list.

The stucco wall repair on Egret Blvd is on hold pending financial review

Leaking water line outside A103 repaired by Rooter Man Plumbing

Leaking hose valves outside units A102 and A103 to be addressed shortly.

Albright Roofing: Issues will be addressed on a walkthrough on August 6. Director Ryan Kelly will participate with Albright on the walkthrough and review roofing issues.

- **Old Business:**

Water Seepage Report: President has directed the property manager to draft the letter regarding ground floor unit water seepage and send to us for review and then once we approve, to send the letter AND the report to all first floor unit owners.

Unit E203 porch repairs to screen and ceiling are pending. Property manager will address these issues promptly.

- **New Business**

Unit C103 is being sold and realtor has asked that a leaking hose bibb be repaired at exterior wall

Insurance Underwriter has requested a plumbing preventative program including inspections. The property manager was asked to get bids for this work including bids from Rooter Man Plumbing and Billy the Sunshine Plumber. Request for tree maintenance is already being done 1-2 times per year.

Unit B102 Foreclosure Repayment Offer: Owner offer to repay overdue monthly assessments at \$500.00 per month over at least 33 months was rejected.

Motion Made: The board of directors reject the payment offer as submitted on or about July 20, 2021 by Unit B201 owner and his attorney. The board further further directs that the Association Legal Council immediately proceed with foreclosure on the property.

Motion by the President

Second by the Treasurer

Approved by unanimous vote

Yard service bids: Treasurer requested discussion of three bids for yard services. Due to concerns over costs from meter box repair, action was deferred.

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**The President scheduled the next board meeting for Wednesday, August 25 and the meeting was adjourned by chair at 8:01 PM**