

**Bordeaux Village I Condominium Association, Inc.**  
**Board of Directors Insurance Meeting**  
**Wednesday, May 26, 2021**  
**Feathersound Country Club**  
**6:30 P.M.**

**Attendance:**

- **Board Members:**  
Holliday Lisowski, President  
Praveen Rathore, VP  
Lewis Brier, Treasurer  
Geoff Dyce, Secretary
- **Other Attendees:**  
Jill Abrahms, Unit A103  
Anthony Serrano, Ameri-Tech
- **Call to Order:**  
By: Holliday Lisowski  
Time: 6:30  
Proof of Notice: Yes  
Quorum Required: Four board members present, thereby confirming a Quorum.  
Approval of minutes – April 22 & May 12, 2021
  - a. Motion to approve-Geoff Dyce
  - b. Second the motion- Praveen Rathore

**Reports:**

- **President**
  - a. First news letter sent
  - b. May insurance renewal paid
- **Vice President**
  - 1. No Report
- **Treasurer**
  - 1. Overall cash position remains strong.
  - 2. Outstanding receivables in excess of \$10,000 for monthly maintenance.
  - 3. The general insurance bill of \$46,125, as approved at the last special board meeting, was paid on line this week.
  - 4. Cash accumulation for the flood insurance is projected to equal the budget amount when that bill comes due in September. The actual cost is set by Federal Government rates.
- **Management** (Tony Serrano from AmeriTech provided the management report.)
  - 1. Financials emailed to the board Monday May 10.
  - 2. Collections-One account currently with attorney.
  - 3. There were no sales or leases this month.
  - 4. Insurance renewal paid online.
  - 5. Bids/Proposals
    - a. Pecker Heads Tree and Environmental
    - b. Stevens Tree Service
    - c. A quote from GC1 Building Restoration for repair and repainting entire Egret Blvd wall and the Feather Sound section of the wall.
    - d. An unsolicited quote from GC1 Building Restoration to pressure wash the carport roofs.
  - 6. Maintenance items were discussed including:
    - a. E203 porch repair (screen and popcorn)
    - b. Violation list attached to managers report provided by President Lisowski for further review.

- **Board Action:**
  - a. The proposal from 'Pecker Heads Tree & Environmental' was approved for \$2731.50. Motion: Approve immediate tree trimming per quote from Pecker Heads Tree & Environmental by Lewis Brier, 2<sup>nd</sup> by Holliday Lisowski, Approved: All
  - b. The Board asked AmeriTech to request a quote limited to the Egret Blvd wall repair and restoration only.
  - c. The unsolicited quote from GC1 Building Restoration for cleaning of the carport roofs was discussed and the board deferred action on this because it is within the scope of ongoing general roof repair issues.
  - d. E203 porch repair (screen and popcorn): No action taken at this time.
  - e. Violation list deferred.
  - f. Unit C105 – new rental tenant but no application submitted. To be addressed by President and AmeriTech.

## **Old Business:**

- **Gas Grills**
  - a. The current Association rule (Rule #33) is inconsistent with the local FD rules and with the State of Florida Fire Marshal rules. After discussion the Board directed that local FD and State Fire Marshal rules be confirmed and this be tabled until that time. The Association will suspend any action to enforce Rule #33 (Barbeque Grills and Fuel Tanks) pending confirmation of current applicable fire department rules regarding storage and use of electric, gas and charcoal grills and approval of changes to that rule for consistency with applicable fire department rules. (2018 NFPA 1-10.10.6.1 is the current regulation which must be followed and be the basis for revision to Rule #33)  
Motion to address Rule #33 at next board meeting by Lewis Brier and 2<sup>nd</sup> by Geoff Dyce
- **Storage Lease**
  - a. The President noted that the lease agreement is with the association member awaiting signature and should be returned by 7/1/2021.
- **Storage of Documents**
  - a. AmeriTech was asked to confirm the number of boxes in storage and the cost of that storage.
- **Roofing Issues**
  - a. It was confirmed that the Albright roofing contracts included a 10 year workmanship warranty and also include provisions to repair/replace soffit and fascia "as needed" at specified rates for additional work. This work to repair soffit and fascia would therefore be subject to additional cost rather than covered by the warranty.
  - b. An independent inspection report was presented identifying specific roof related issues and recommended repairs. A price quote for this work is pending from that independent company.
  - c. It was noted that several board and association members have reported sidewalk damage from Albright trucks during their roof work in 2018. After discussion, the Board agreed, in principle, to approach Albright for remediation of roofing and sidewalk repairs as a single package. This follow up will be tabled pending receipt of a pricing for the newly identified roof work and clarification of damage to the sidewalks from the Albright work.
  - d. The Board formed a committee to collect relevant information on sidewalk damage in the community including available photos from members and a map of the damaged section. The committee members will include Geoff Dyce and Praveen Rathore and will report back at the next meeting. President Lisowski will provide Geoff Dyce the BV1 contact list.

- **Landscaping**
  - a. It was noted that the community grass appears to be dying and dried out. Calls to the contracted yard service company reached a 'full voice mail' inbox. AmeriTech was directed to follow up with the contractor for immediate response with President Lisowski requesting the contractor to come to the next board meeting.

## **New Business**

- **Optional Insurance Policies**
  - a. The Board addressed 3 "optional" insurance policies discussed at the Insurance Meeting (May 12). Those were Cyber, Environmental and Defense. After discussion of price, limited coverage and lack of past claims, the board decided to decline all of these. Geoff Dyce Motion: The Board hereby chooses to decline 'optional' insurance policies of Cyber Liability, Defense Liability (GAP) and Environmental Liability, as presented at the May 12 Special Board Meeting. 2<sup>nd</sup> by Lewis Brier
- **Repair / Removal of wall on Egret**
  - a. It was noted that the quote from CG1 noted earlier included repair of the wall on Egret and repainting of the entire wall (Egret and Feather Sound Drive). AmeriTech was directed to obtain quote for the Egret wall work only.
- **Carport Pillars**
  - a. A report was made on a quote, solicited by an association member but not at the Board's direction, for removal of the concrete pillars that protect the carport pillars. The quote was professional, but expensive coming in at over \$13,000. The Board moved to take no further action on this quote or this issue.
- **Cleaning out of Association Storage Unit**
  - a. The board initiated formation of a committee to clean out the association's carport storage unit. By voice vote the board approved sale or disposal of the excess cement roof tiles that are currently in that storage. The Clean Out Committee will be headed by Praveen Rathore.
- **Committee for Establishing Association Fines**
  - a. The board discussed forming a fines committee to research and make recommendations for the framework of the committee. This will include appointments of Fines Committee members, establishing of a listing of violations and fines and further defining a process for assessing and enforcing fines for violations. Anthony Serrano of Ameri-Tech will be able to input recommendations.  
Motion to establish exploratory committee at president's guidance by Geoff Dyce, 2<sup>nd</sup> by Lewis Brier
- **Committee for Establishing Association Events**
  - a. The board approved to initiate a committee to plan social events for the association members. The committee will include members to be determined.
- **Miscellaneous Repairs Under Present Jurisdiction**
  - a. Board authorizes President and one board member to make miscellaneous repairs for association up to \$500.00 after a vote by board of at least three members concurring in person or by email vote. Motion for these miscellaneous repairs made by Geoff Dyce and 2<sup>nd</sup> by Praveen Rathore
- **Homeowner Concerns**
  - a. None

**Meeting adjourned by chair at 8:30 PM**