

Bordeaux Village I Condominium Association, Inc.
Board of Directors Meeting
Wednesday, Sept 22, 2021
Back Bay at Carillon (Clubhouse)
170 Commonwealth Court North
St Petersburg, FL 33716
6:30 P.M.

Call to Order

By: Holliday Lisowski

Time: 6:30

Proof of Notice: Yes

Quorum Required: Three board members present, thereby confirming a Quorum.

Holliday Lisowski, President

Lewis Brier, Treasurer

Geoff Dyce, Secretary

Ryan Kelly (arrived following Management Report)

Other Attendees:

Gloria Reed, Ameri-Tech

Bill Berthold

Gerry Parsons

Approval of minutes from August 25, 2012

Motion to approve-Lewis Brier

Second the motion-Holiday Lisowski

Reports:

President:

- Introduced Gloria Reed, Ameri-Tech
- Owner rented storage unit to be vacated as of Sept 30, 2021

Vice President:

- None

Treasurer:

- Submitted via email

Management Report, Gloria Reed

- Bill Brown will begin work on street lights and carport lights
- J Bolt patched A102 wall at hose spigot
- A104 and D103 porch leaks to be addressed
- Waiting on plumbing and tree maintenance plan

Old Business:

- Lewis Brier addressed quote status of fascia and soffits, car port roofs, lawn sprinklers and yard service
- Geoff Dyce addressed FPE box replacement and Borrell Electric Inspection. Building D FPE's to be repaired on Sept 27, owners to be notified on Sept 24. Repair cost of \$2,777.50. Should Building E & F need feeder repairs there is an estimated cost of around \$5,000.00. All other buildings appear to be in good order.
- Items of general discussion: street light and carport light repairs (wire appeared cut in A Building carport wall boxes, many lights were wrong size and various light sensors are faulty), Bill Brown to begin repair of minor electrical issues in car ports and street lights and gutter cleanout to begin, water seepage report sent to all ground floor unit owners and water seepage in Unit A103 appeared to be from unit above.

New Business:

- Board discussed major pending projects. Treasurer reported there was approximately \$20,000.00 in unreserved cash to pay for the electrical inspection (\$1200.00), D Building repairs (\$2777.50), potential E&F electrical box replacement (\$5000.00), cost for

sprinkler repairs (up to \$10,000.00) and a new yard service contract (additional \$500.00 per month). However, roof repairs (estimated cost of \$27,000.00) and potential car port roof replacement (estimates unknown) would require additional funding.

- Motions made:
 1. The president is authorized to select a new yard service provider from the three submitted bids. Motion by Lewis Brier, Second by Ryan Kelly, Approved by all.
 2. The president is authorized to engage one or more contractors to begin repairs of the water sprinkler system, to a maximum cost of \$10,000.00 in total. The contractor pool includes two sprinkler company bids and the new yard service contractor if practical. Motion by Lewis Brier, Second by Ryan Kelly, Approved by all.
 3. A motion to initiate special funding was not approved and deferred until car port roofs and related pricing estimates were provided. Deferred: All
- President directed certain members of the Board to undertake tasks necessary to update yard service bids, sprinkler repair options and arrange for car port inspections and quotes

Home Owner Concerns

- Gerry Parsons returned old keys to President Lisowski and thanked board for progress being made with outstanding maintenance items

Next Meeting Date: Oct 20, 2021 set by President

There being no further business the meeting was adjourned at 7:44 PM