

Bordeaux Village I Condominium Association, Inc.
Board of Directors Meeting
Following Special Assessment Meeting
Wednesday, April 6, 2022
Ameri Tech Office
N US Hwy 19, Clearwater

Call to Order by: Holliday Lisowski at 6:35PM
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

Other Attendees: Gloria Reed, Ameritech;
Dustin Borey #A202 Zoom
Gene Mackay #A104 Zoom
Georgi Hirstov #B201 In Person
Gerri Parsons - #B104 Zoom
Mary Schiffhauer #F105 Zoom
Nancy Blackburn #F102 Zoom
Beverly McClain #F106 Zoom
Jill Abrams #A103 Zoom

Approval of Minutes: Motion to approve minutes from the Feb 16, 2022 regular meeting of the board made by: Geoff Dyce, Second by Praveen Rathore, Approved by unanimous vote

Reports:

- President – No report
- Vice President – Carport lights repaired by Sparky Electric and all are on
- Treasurer – Financials received from management company
Substantial cash in bank \$30,00 +/- with certain bills to be posted including yard service and water with a remaining cash balance of \$20,000 +/-
B201 made a \$2,000 payment
- Management
Financials provided on Apr 6, 2022
Rentals/sales have been approved and foreclosed unit has been sold.
Correspondence: Requested quotes for pest control (on hold), Integrity pressure cleaning of gutters and proposal from Wildcat Handyman for gutter cleaning received
Vendor Responses for minor repairs in process
Pending Repairs discussed

Old Business:

- Maintenance Issues – Building E and F sprinklers repaired and reviewed by Lewis and sprinkler foreman. Building A remains to be repaired

New Business:

- Owner objected to car washing rules and believes rules are subject to condo documents and had to be stated in those docs. Board states we can establish rules as amended by board. Discussion carried over to amend contracts

- Treasurer proposed we amend first three paragraphs in preamble of rules on web site from page 3 of 24, to clarify the various rules that may be in question.
- After discussion, motion to amend made by Lewis Brier and seconded by Holliday Lisowski. Motion approved

Note: The following is a write up by treasurer Brier provided to the board to clarify his proposed amendment:

EXISTING PREAMBLE

THIS DOCUMENT IS MEANT TO PROVIDE A SIMPLIFIED OVERVIEW OF THE RULES AND REGULATIONS AS SET FORTH BY THE ASSOCIATION DOCUMENTS.

THIS IS MY NO MEANS A REPLACEMENT FOR OFFICIAL DOCUMENTS PERTAINING TO THE DECLARATION OF CONDOMINIUM, BY-LAWS OR ARTICLES OF INCORPORATION.

PLEASE REFER TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, BY-LAWS AND ARTICLES OF INCORPORATION FOR QUESTIONS ON OFFICIAL VERBAGE AND USE.

PROPOSED PREAMBLE

This document provides the rules and regulations for Bordeaux Village #1 Condominium as adopted by the Board of Directors. These rules supplement the rules and regulations stipulated in the Condominium Documents. Owners and occupants of the Condominium should be familiar with these rules and with the covenants of the condo docs.

References

BY-LAWS

Article II "Directors"

Section 5 "Powers"

(h) to make reasonable rules & regulation for the occupancy of the condominium parcels

Article X "House Rules"

In addition to the other provisions of these By-Laws, the following house rules and regulations, together with such additional rules and regulations as may be hereafter adopted by the Board of Directors, shall govern the use of the condominium units located on the property, and the conduct of all residents thereof:

Para (a) thru (h) follow....

Declaration of Condominium

Para 22 "Obligations of Members"

Motion: The preamble of the Rules and Regulations is hereby amended to

- Remove the first three paragraphs (pertaining to the 'association documents'), and
- Replace the same with the following 'Proposed Preamble'

The last two paragraphs of the Rules and Regulations remain as is.

Motion by _____ 2nd by _____ Vote

- President Lisowski proposed discussion of a project manager to be provided to oversee coming work, preferably by Ameritech
- Tarheel proposals need to be reviewed before work begins regarding change orders that may be forthcoming.
- Treasurer Brier distributed thumb drive 2021 financials to board members.
- Discussion to continue at the next meeting on May 4, 2022 at the Ameritech office

Homeowners Concerns:

Dustin Borey #A202 – All owners share water cost equally. Car washing doesn't seem fair to other owners. Wanted more discussion on money issues. Felt this was not a good time for assessments. Did not think lawn company was doing a proper job.

Gene Mackay #A104 – Would rule changes need to be reviewed by an attorney and would assessment payment plan be possible.

Georgi Hirstov #B201 – Raised question regarding payment of assessment over time

Gerri Parsons - #B104 – Raised issue of faulty electric outlet on exterior of her unit.

Mary Schiffhauer #F105 – When will carport work begin

Nancy Blackburn #F102 – Lawn work needs to get done. When was it weed sprayed?

Beverly McClain #F106 – Is there a place to review assessment? Advised that minutes and pricing of the same were posted on the bulletin board and on the Bordeaux 1 web site. If an owner needed to discuss payment of assessment, this should be reviewed with Gloria Reed at Ameritech

Jill Abrams #A103 – Asked if Ameritech could set up low rate loan with banks.

After discussions by homeowners were complete, meeting was adjourned at 7:37 PM