

Bordeaux Village 1 / Condominium Association, Inc.
Regular Board Meeting Minutes
Dec 7, 2022 | 6:30 PM
Location: Feathersound Country Club, Sandpiper Room
2201 Feather Sound Dr, Clearwater, FL 33762

Call to Order: 6:41 PM by President Lisowski

Quorum Established: Holliday Lisowski, Ryan Kelly, Geoff Dyce

Proof of Notice: Yes, Posted Dec 2nd

Other Attendees: Warren and Connie Panaccione, Andrea Lewis, Lorna Borghese

Zoom Attendees: Praveen Rathore, Gloria Reed of Ameri-Tech

Approval of November Minutes: Motion to approve by Holliday, Second by Ryan Kelly, all approved, motion passed.

Reports:

- **Management**

Discussed project managers verbal assessment of Bldg E and F electrical issues. We have pricing for Building F repairs and waiting for Building E proposal. Building E will need minor repair to be determined when contractor returns and opens Building E electric panel.

Gloria notified us that we need to compile a list of small projects and find a handyman to work on these projects. Each board member has been asked to submit.

- **President**

President will work with Phil (Ameri-Tech project manager) and Fred from Tarheel Roofing regarding work being done on Building D. Work is not complete per contract.

- **Vice President**

No report

- **Treasurer**

The Treasurer reported by email that as of the end of November the Association had about \$25,000 of unrestricted cash available. This is an improvement over October

Over 85% of the special assessment was paid as of the end of October, and additional payments are in process at this time. All accounts that are not paid or in process have been referred for the collections process. This includes one unit that is past due over \$7,000 (including the special assessment).

From meeting: One unit is being sold and all monies will be paid upon sale.

- **Old Business**

1. Ryan Kelly has three proposals for lawn contract. There are some loose ends on these quotes including a Bennett audit on lawn sprinklers. Once clarified, board will vote via email or phone.
2. Gas Grill Issue. Ameri-Tech has an issue that grill rules do not comply with State of Florida fire code. Per code, a gas grill cannot be used within 10-0 of a building and grill propane tanks must be stored over 10-0 from building. The State of Florida will allow a maximum 200 square inch electric grill on balcony or ground floor lanai. Ameri-Tech will note violations on their monthly walk through. The rules will be updated to reflect current fire code. A motion by Ryan Kelly was made to approve gas grill use and storage state ruling and seconded by Holliday Lisowski, all approved; motion passed. This will begin to be enforced effective Jan 30, 2013.

- **New Business**

1. Board was advised by an owner that AC condensate drains were getting plugged up during AC service work. President will investigate pricing to have these drains cleaned yearly.

- **Homeowners Concerns**

1. Lorna Borghese B101: Who is responsible for patio screen repair? Ans. Association
2. Warren Panaccione D203: Concerned with fascia work on D Building. Ameri-Tech will walk through project with Tarheel.
3. Geoff Dyce B202: Concerned with bad lights over mail boxes.

- **Next Meeting: Jan 11, 2023**

- **Adjourned: 7:42**