

Bordeaux Village I
Minutes of Board of Director's Meeting
February 16, 2022

RE: Initial Organizational Meeting of the Board

Location:

Ameri Tech Offices, 24701 US Hwy 19, Suite 102, Clearwater, FL 33763

Attendance:

Holliday Lisowski (President and Chairperson)

Praveen Rathore (Vice President)

Lewis Brier (Treasurer)

Geoff Dyce (Secretary)

Ryan Kelly (At Large)

Call to Order:

The sitting President called the meeting to order at 6:57 pm

The sitting President called on Gloria Reed to be Chairperson

Appointment of Officers:

The officers were appointed as follows:

President

Vice President

Treasurer

Secretary

At Large Member

Motion to approve:

Motion-Geoff Dyce

2nd-Holiday Lisowski

Continuing Business:

The President noted that there was a Quorum of the Board and thereafter proceeded with business deferred from the Annual Meeting of the Members

Reports of Officers:

None

Old Business:

Gloria Reed (property manager, Ameri Tech) provided an overview of the open maintenance items noting that Wildcat Painting has been contacted for most items. New maintenance items were noted for fascia on building D (East end, loose wood strip) and a broken sprinkler in front of building C. The property manager added these to the to do list. The President again asked about the repairs to major leaks on the add-on porches for buildings A and D, which have been unresolved for many months. Work has not been done at this time and will be followed up by Gloria. It was determined that owners did not need an advocate on the board for maintenance issues and should:

1. Call Ameritech and speak with Gloria
2. Gloria will advise the board of these issues

Carport shingle color has been selected

New Business: Special Assessment

The President called on Geoff Dyce to present the current status of the major repair items for the potential Special Assessment. Geoff noted that scope and costs for certain items are complete, including Carport Roofing and Electrical work on Buildings E & F. Remaining bids for work on Fascia, Gutters and 2nd Floor Entrance Overhangs were discussed and a range for assessments from 'base bid' to fully inclusive were summarized.

The President called on Lewis Brier for further comment. Lewis concurred on the facts as presented by Geoff noting that there is significant uncertainty on the appropriate scope of work for the fascia, gutters and overhangs. For these issues each of the bidders provided quotes for the maximum range of work possible. For instance the gutter quotes are for 100% replacement, as was the quote for repair of overhangs. By personal observation Lewis indicated that the apparent needed repairs could be far less than the bids cover.

To address this scope uncertainty the Board, by Unanimous Written Consent, has engaged an independent building inspector. That inspector has completed his site work and will provide a written report shortly.

The Board Members addressed options for moving forward. Options included deferral of the Special Assessment and, alternatively, an immediate Assessment for the known scope and cost items. After due discussion the motion was made:

To defer action on a Special Assessment pending further information on fascia, gutter and overhang issues.

Motion by Ryan, Second by Praveen, Unanimous Approval

It was further noted that the Association has a substantial unreserved cash availability. This includes \$18,000 of overdue assessments collected from the recent sale of B102. In total the cash availability is in excess of \$30,000. It was therefore proposed that the electrical repairs for buildings E & F (approximately \$ 8,500) be funded out of current general funds rather than wait for a Special Assessment. After additional discussion a motion was made

To proceed with repairs to E & F electrical repairs to be paid out of General Funds.

Motion by Ryan, Second by Praveen, Unanimous Approval

Other New Business

Lewis reported that the Association has a contract for Termite Inspection on Building A, but not on any other buildings. The Board asked and directed Gloria to contact the vendor to get the history on this service and determine the basis for the limited coverage.

Homeowner Concerns:

The President invited the homeowners to present their concerns.

1. Warren and Connie Panaccione Unit D203 raised an issue with the rules about washing cars. In particular they noted that the published rules indicate that the Condo Documents take precedence and that amendments to those docs are subject to a 2/3 majority approval of the owners. Absent such amendment for rules the Owners inquired if the rules were enforceable.
The President responded that the Condo Docs allow for establishment of reasonable rules without amendment of the formal Docs. It was agreed that the Owner would work with the Treasurer to discuss this further off-line.
2. The owners of Unit D203 also expressed concern over the rules allowing, with some restrictions, ownership storage and use of propane grills in the condominium. The President note that the Board had recently updated the relevant rule to conform with Fire Department safety rules. The condominium rules available on our WEB page reflect this update.
3. Jill Abrams Unit A103 asked about the cash in the General Funds. The board responded that this was unrestricted, but that the Board did want to keep some cash available for potential emergencies.
4. Nancy Blackburn Unit F102 noted that there was mold on the walls of Building F. This was noted for follow up by the Property Manager. This Owner also inquired about the service level of our new yard maintenance company. The Board noted that the new service includes pest control, fertilizer and weeding of flower beds in the base price. Ms Blackburn also expressed concerns about building shutters.
5. Beverly McClain Unit F106 asked if we could save money by not printing the Coupon Books. The Property Manager will forward that to the Management Company for consideration
6. Mary Schiffhaur Unit F105 asked about scheduled repair of her carport roof. Also asked if the weight of existing tiles have caused the roof sag

Homeowners concerns complete.

Adjournment:

The meeting was adjourned at 8:04 pm