

**Bordeaux Village 1 Condominium Association, Inc.**  
**MINUTES**  
**Regular Board Meeting**  
**Wednesday, Jan 11, 2023 | 6:30 PM**  
**Location: Feathersound Country Club, Sandpiper Room**  
**2201 Feather Sound Dr, Clearwater, FL 33762**

**Call to Order: 6:30 PM**

**Proof of Notice: Posted 1/7/2023**

**Quorum: Praveen Rathore, Ryan Kelly, Holliday Lisowski, Lewis Brier, Geoff Dyce**

**Other Attendees: Gloria Reed-Ameri-Tech**

**Approval of Dec Meeting Minutes: Motion to approve: G Dyce, Second: Ryan Kelly, Vote: All in favor**

**Management Report:**

1. Water Leak from broken piping, E Bldg.
  - Water leak in Unit E104 will require extensive work. Costs forthcoming
  - Water leak in Unit E204 will require drywall work. In process. Pricing forthcoming
2. Tarheel Roofing has completed three second floor roofs over entryway
3. Handyman Projects
  - Various carport sensors need adjusting
  - Street light between Bldg. B and Bldg. C needs repair
  - A101 shutter needs repair
  - B106 has wasp problem
  - D104 has gutter with hole needs repair, check and repair gutters
  - E204 has gutter that needs repair
  - F103 MAY need bee removal again
  - F101 needs satellite dish removed
  - Tennis court side wall needs cleaning: Gloria is looking for handyman with pressure washer.

**President Report:**

1. Update on assessments
  - Balances are still due on the assessment. One unit will be going into foreclosure, four units in state lien; as we go into foreclosure some work may be put on hold until we are able to pay the attorney and collect fees.
  - Geoff Dyce will review Tarheels quote and report on pricing.
2. Discussed Bordeaux Village 1 Rules
  - Propane grills are not allowed per Ameri-Tech. Charcoal grills must be used only over 10-0 from building. 200 square inch electric grills are per Florida Fire Codes.
  - Rental or sale of units. \$100.00 app fee per occupant.
  - Bordeaux rules are still under review

**Vice President: No Report**

**Treasurer:**

1. Reviewed cash on hand. Dependent on water leaks we are currently experiencing.
2. Motion made by treasurer authorizing president to take necessary actions to move forward on foreclosures as recommended by attorney. 2<sup>nd</sup> by Ryan Kelly. Voted: all in favor.

**Old Business:**

1. Electric lines will be replaced between Bldg. E and Bldg. F. Ameri-Tech has confirmed pricing and a confirmation vote to be done by e-mail.
2. Discussed contracts and cash available from current assessments to perform work.
3. Cleaning of AC drains on hold.

**New Business:**

1. Thanked Lewis Brier for his service as treasurer
2. Need to define duties for current and possible new board members.

**Homeowner Concerns:**

1. None

**Meeting adjourned at 7:28 PM | Annual Meeting Scheduled for February 15<sup>th</sup>, 6:30p at Feathersound Country Club**