

Bordeaux Village 1 / Condominium Association, Inc.

Board of Directors Meeting

Date: 7-27-2022 Time: 6:30 PM

Location: Feather Sound Country Club

Call to Order By: Praveen Rathore at 6:30 PM

Quorum Required: Four board members present, thereby confirming a Quorum. Praveen Rathore, Vice-President; Lewis Brier, Treasurer; Geoff Dyce, Secretary; Ryan Kelly, Board Member

Proof of Notice: Yes

Other Attendees: Gloria Reed, Ameritech, Beverly McClain, F106

Approval of Minutes: Motion: Geoff Dyce, Second: Ryan Kelly, Approved by all

Reports:

President: None

Vice President: None

Treasurer:

The treasurers report was submitted by email and confirms that unrestricted general cash availability remains at a bit less than \$10,000.00 No significant maintenance items were noted in June business. A supplemental report regarding the special assessment stated approximately 60% has been paid of the total needed for all projects. The board directed the treasurer to work with Ameritech regarding collection options for delinquent payments.

Management Report: The management report stated:

1. June financials were provided to the board on July 8
2. No leases or sales applications are pending
3. Wildcat Maintenance has completed F104 bee removals, FD signs were hung, various gutters have been cleaned, St Petersburg Fire and Rescue inspected and found no violations.
4. Wildcat (or others) pending work includes B 101 drywall work, repair storage door for A 103, crack in B 202 stucco, outlet covering repair at B Building and possible B 104 door replacement (more information needed. Ameritech to find who is responsible for door repair and painting.
5. Tarheel Roofing metal soffit repair (2 units) beginning August 15
6. Green Minority carport repairs can start as soon as possible

Old Business:

1. Duncan has completed carport 14, red tag has been approved and is off, Duncan is paid in full with reservations.

New Business:

1. Electrical repairs to buildings E and F (special assessment) are on hold. Mr. Sparky has not responded and secretary is researching pricing from Borrell.
2. Discussed Green Minority Proposal. Roofing is provided as a lump sum price. Any structural changes to be done as an extra. Ameritech will clarify any changes.
3. Tarheel has provided proposal to include repair of second floor door overhangs. Any work not required will be deducted from pricing. Ameritech to make determination on work not required during repairs. Contract has to be signed after Ameritech and board members review proposal.
4. Question asked if carport 14 was now safe to be used.
After discussion, a motion was made that whereas Duncan Roofing had completed all work on carport 14, a release of lien has been provided, they have been paid in full, and the county has inspected and passed the work, the board endorses removal of warning signs on carport 14 and would allow normal use to resume. Motion by Geoff Dyce, Secretary and 2nd by Lewis Bryer, Treasurer, Approved by all.
5. Contracts to be reviewed by Ameritech and board members prior to next board meeting.

Home Owner Concerns:

Beverly McClain, F 106, raised concerns about the safety of the carports and the existing roof sags on carport 14. After discussion, the board responded satisfactorily to the owner.

No further business, the Vice President adjourned meeting at 7:23