

Bordeaux Village I Condominium Association, Inc.
Board of Directors Meeting
Following Special Assessment Meeting
Wednesday, June 22, 2022 6:30 PM

Location: Feather Sound Country Club, Sandpiper Room
2201 Feather Sound Dr., Clearwater FL 33762

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

Proof of Notice: Yes

Quorum Required: Five board members present, thereby confirming a Quorum.

Holliday Lisowski, President; Praveen Rathore, Vice-President; Lewis Brier, Treasurer; Geoff Dyce, Secretary; Ryan Kelly, Board Member

Other Attendees: Gloria Reed, Ameritech; Fi Saffari, Unit E201

Approval of Minutes: Motion to approve amended previous minutes made by: Ryan Kelly, Second by Praveen Rathore, Approved by unanimous vote

Reports:

- **President**

1. During the May 22 meeting board approval of minutes above, president also requested adding approval of repair to interior drywall for unit B101 as it was previously approved by unanimous written consent and was approved by including with this vote.
2. President asked for a motion to accept the Green Minority proposal to repair carport roofs.
Motion made by Lewis Brier, Second by Ryan Kelly
Discussion: Next roof to be repaired should be the E building carport
Approved by unanimous vote

- **Vice President – No report**

- **Treasurer:**

Treasurer's May Financial Report, based on the May 2022 Financial Statements and certain forecasted financial items.

Our unrestricted cash availability is about \$6,000. This is a decrease of \$9,000 from the April availability of \$15,000. Most of this change is due to allowance for porch repair costs.

This amount is after allowing for our annual insurance payments, for re-roofing of Carport #14 (\$6,500), repairs of water damage in Unit B102 (\$4,500) and deferred timing of several recurring expenses. Additionally, for May, this amount was adjusted to allow for repair of two aluminum porch enclosures (A102 and B102) at the best estimate of \$6,000.

Past due assessments are about \$2,000. The long running delinquencies have all been paid. Most of the current balance is for F204 (\$1,300).

We also have a meaningful balance of pre-paid dues this month (\$12,000). The pre-paid amount is only a timing difference and is therefore excluded from the cash availability reported above.

Transactions of note this month include payment of the general insurance policies (\$53,500) and gutter cleaning (\$1,000)

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

Ryan Kelly has asked for more info on how the unrestricted cash balance is determined and on what we think we should have as on-hand working capital.

Ans: No less than \$10,000.00

Question: How are dues dispersed to accounts

Ans: Required amounts to reserves and balance to general funds

- **Management:**

- Financials:**

- May Financials provided on June 8, 2022

- Rentals/sales:**

- Lease approved for D202

- Sales applications for E101, F105, and B201 approved

- Vendor Responses:**

- Bennett Landscaping-Ongoing work with sprinkler system and responds quickly

- Wildcat Handyman-Fire signs not purchased, Wasp nests removed, Miscellaneous gutter cleaning

- Green Minority-provided proposal for carport roofs

- Piper Fire Protection-Outside fire extinguishers inspected

- Front Line Insurance Company-New policies up to one month

- Tarheel Roofing-Proposal to repair soffits, etc

- Mr Sparky-Will install 1800 watt photo cells

- Pending and Recent Repairs:**

- F104 Bee Removals

- D203 major leak repaired by Dunedin Plumbing

- E102 Spigot Repair-Drain Tam

- B101 Pending Drywall

- Lawn Treatment per Bennett-No nitrogen application but will use organic substance

- Within two weeks and chemical fertilizer can start again

- F105 outside spigot

- Close covering of outlet B Building (east end)

- Carport 14: As of this meeting we have not seen final inspection and permit sign off, in discussion with attorney and no release of lien has been provided

Old Business:

- None

New Business:

- Treasurer asked if the annual budget could be posted on the web site. This would need research by the Ameritech webmaster.
- Mr Sparky has been contacted to begin work.

Homeowners Concerns:

- Fi Saffari, E201: Wasp nests need removing in the E building
- Where is assessment collection going to? Was presented by previous emails. Gloria presented a copy of assessment disbursements.
- Noted that carport 10 light appears to always be on. Ameritech will check.

After discussions by homeowners were complete, next meeting was scheduled for July 27.

Meeting was adjourned at 7:37 PM