

Bordeaux Village 1 / Condominium Association, Inc.

NOTICE

Regular Board Meeting

Wednesday, October 5, 2022

6:30 PM

Location: Feathersound Country Club, Sandpiper Room

2201 Feather Sound Dr, Clearwater, FL 33762

Call to Order: 6:30 PM by President Lisowski

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

Proof of Notice: Sent out

Other Attendees: Gloria Reed

Approval of August Minutes: Motion by Geoff Dyce, Second by Praveen Rathore, Unanimous approval

Reports:

- **Management**

Water leak in F-106 repaired by owner.

Water leak in C-104. Plumbing pipe under slab. Current cost to HOA \$1675.00. Gloria will follow up with home owner.

Tarheel Roofing has a tentative start date of October 5 on Bldg D as this may be worse case scenario. Phil Colettis from Ameritech will be supervising work.

Dunedin Electric has provided a proposal to repair wiring from transformer to Building E and Building F. They need information on panel sizes and square foot of the units in these buildings. In addition, Mr Sparky is to be notified that they will not be doing this work as they have been unresponsive to any contact from Ameritech.

- **President**

Carport work is tentatively scheduled to begin on Oct 6. It appears that carports 4, 6, and 8 will begin first by Green Minority Co.

- **Vice President:**

No report

- **Treasurer**

The Treasurer reported that as of the end of August the Association had about \$5,000 of unrestricted cash available. Collections on the Special Assessment remain at \$100,000 which is 70% of the total assessment of \$143,000. We have one unit in process for collections for about \$6,000 (including the \$3,250 special assessment).

Three additional assessment payments have been made, adding \$9750 to collected amount.

- **Old Business**

Lewis Brier and Holliday Lisowski walked site to locate water meters due to excessive water bills. Lewis contacted utility company and they advised that bills were from actual meter readings.

Continued discussion of mole crickets and weed problems. Gloria advised that the current landscaper is on notice and we expect improvements.

President Lisowski motioned we get three full service bids. Geoff Dyce seconded the motion and all directors approved in vote.

Gloria Reed stated she will send out current contracts for landscaping to board members for review and Ryan Kelly will try and obtain three proposals for this work after developing a scope of work.

New Business

Flood insurance has been paid but apparently not fully bound. Carrier needs building elevations.

Please note: After the meeting, Ameritech has located elevations and flood insurance should be fully bound.

Mulch work has to be done soon. After lengthy discussion, it has been determined that pricing is quite high. We have two quotes: one from our current provider that is double the second bid – Gloria has been unable to secure a 3rd bid that includes the labor.

Bee removal is required again in the F Building. Bees cannot be legally killed and contractor needs access to electrical outlet for his equipment however, owner will not let contractor plug into the electrical outlet within unit.

Two trees are scheduled to be removed at A-102 and C-105 on November 6th.

D-101 has a missing downspout caused by storm. Tarheel will repair while performing his contract work.

During property walkthrough, it was noted that water purifiers were hooked up to community electric and is against community regulations. It was also noted that wooden lawn chairs were stored in back of buildings and covered grills with tanks were within 10-0 of back of building. Both are against community regulations. Violation letters will be sent to units noted during walkthrough.

Questions regarding storage of grills came up. The State of Florida does not allow gas grill use within 10-0 of building. Propane storage cylinders cannot be stored within any building. This discussion will be followed up at next meeting.

Homeowner Concerns

None

Next Meeting

A Budget Workshop Meeting scheduled for Wednesday October 12, 2022 will be rescheduled.

Meeting adjourned at 7:55