

BORDEAUX VILLAGE 1 CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, APRIL 27, 2023/5:30pm
LOCATION: Feather Sound Country Club, Sandpiper Room

1. **Call to Order:** 5:33 pm by Board President
Proof of Notice: Posted on Monday, 04/24/23.
Establish Quorum: Board members present: Holliday Lisowski (President) and Lorna Borghese (Treasurer) were present. Gloria Reed, Property Manager, was also present. Board Member Geoffrey Dyce is on medical leave for several months.
2. **Approval of Minutes from the 03/23/23 Meeting**
Motion made by Lorna Borghese, seconded by Holliday Lisowski to approve the minutes. **Motion carried.**
3. **Reports:**
Manager's Report: Tarheel Roofing has completed three buildings: gutters, roof, overhang, and facias. There are three buildings left to be completed, E, A, and B. The handyman has secured the mailboxes on the property. He has also worked for other owners of the community. He will obtain a quote for the replacement of the lens on the outside lamps-clear vs acrylic.
President's Report: Update on payment of assessments. Total of 4 units in collections. The gutter cleaning on the northside is complete and the wall facing Feather Sound Drive has been pressure washed. This was completed by Billy Goat Pressure Washing: Twelve Dryer Vents were cleaned as scheduled.

The Board discussed concerns we are having with the new lawn care company: Southern Hospitality. They are not fulfilling their contract, weeds are still overrunning the community, they are not picking up debris and the irrigation system has not been repaired.

Motion made by Lorna Borghese, to cancel the contract with Southern Hospitality, giving them a 30-day notice. 2nd by Holliday Lisowski. **Motion carried.** A secondary **motion** was made to hire Ski's Lawn service to begin work upon Southern Hospitality's exit. Motion made by Lorna Borghese; 2nd by Holliday Lisowski. **Motion carried.**
Treasurer's Report: Provided recap of the March financials. Request for the accountant to send B-102 an email about the outstanding balance and ask for a read receipt to verify the owner received the information. The owner is paying the rate from last year's maintenance fee.
4. **Old Business:**
Tree Trimming: Received estimate from Peckerhead Tree Trimming. This is on hold until next meeting. Mulch project was discussed and the board will move forward with mulching the front of the property for now. **Motion** made by Lorna Borghese to hire Ski's Lawn service to perform this service. 2nd by Holliday. **Motion carried.**
Motion by Lorna, 2nd by Holliday to appoint Warren Panaccione as the new Board member. **Motion carried.**
5. **New Business:** The Board discussed several items that need to be addressed within our budget and these things will be further discussed in September when we are closer to our annual Budget Meeting, but for transparency, we need to consider adding funds to cover Pipes, Risers; increasing the Roofing Budget to include the carports and the Insurance Deductible.
The other item we are beginning to consider is our painting project which should happen toward the end of 2023. We will be working with a designer to choose colors, etc. Lorna to make the contact.
6. **Homeowners Concerns:** None
7. **Next scheduled Board of Directors Meeting:** June 8th
8. **Adjournment:** 6:17pm

Minutes prepared by: Gloria Reed, LCAM