

**Bordeaux Village I Condominium Association, Inc.**  
**Board of Directors Meeting Minutes**  
**Thursday, December 18, 2024**  
**Location: Feather Sound Country Club**

**CALL TO ORDER** by Holliday Lisowski, President at 5:30 pm

**ROLL CALL/ESTABLISH QUOROM:** Quorum was established. Holliday Lisowski, President, Lorna Borghese, Treasurer and Ryan Kelly (by phone), Vice President were in attendance. Warren Panaccione and Geoff Dyce were unable to attend. Property Manager, Gloria Reed, was also in attendance. There were 2 owners and 1 caretaker present for the meeting.

**PROOF OF NOTICE:** Notice was sent to all owners by email.

**Approval Of Prior Meeting Minutes:** Motion by Lorna, 2<sup>nd</sup> by Ryan to approve the minutes from the November meeting. Motion passed.

**REPORTS:**

**Management:** The Property Manager stated the Corporate Transparency Act has been put on hold by a Federal Judge. All documents held by Ameri-Tech will be placed under lock and key until the final ruling. Information regarding the educational classes will be sent to all board members in January when the new calendar is posted. A homeowner's log in section with a passcode will be added to the website. This will be for the financials and additional information the new law requires. Researching for information regarding signs that need to be added to the community. The annual meeting notices are being prepared to be sent out. The Board has asked for February 20<sup>th</sup> not the 19<sup>th</sup> as the date for the meeting.

**President:** Cornerstone has met with the county regarding permits for reconstruction of the units/buildings. The county has agreed to allow one permit per building not per unit. Once permits are obtained the reconstruction can move forward.

**Vice President:** None

**Treasurer:** After filing the necessary paperwork, FEMA has paid out \$300,000 dollars. The association is responsible for the \$30,000 deductible which was borrowed from the operating account.

**OLD BUSINESS:** None

**NEW BUSINESS: Preliminary Special Assessment Discussion:** The treasurer discussed the expenses (in rough numbers) the association has to resolve. The \$30,000 **DEDUCTIBLE** (\$5,000 For 6 buildings) has to be repaid to the operation account. We have gutter cleaning and damage to the gutters and the **damaged, sick, and downed trees** must be cut down, cut up and removed. This cost alone will be about \$10,000. The Board is looking to build in a buffer for additional repairs that will likely be revealed in the process.

The board is currently seeking bids for all the work and once a final number is determined, they will send out the proper notice to the association.

**OPEN FORUM:** Questions were asked to clarify the reason for the special assessment and the amount.

**ADJOURNMENT: 5:59PM. NEXT MEETING DATE: January, 23, 2025**