

Lakeridge Condominium Association

Board Of Directors Meeting "Draft"

February 16, 2023: at 2:00 p.m.

Roll Call taken: All BOD member were present.

Call to Order: Karen Eversden presiding

Tony Thigpen- Treasurer, **Rick Hoffman-**Vice President, **Don Carradin-**Secretary, **Paul Bell-** Director at Large, **Russ Chafee-**Building Manager

Approval of last month's meetings: Karen asked about the minutes of last meeting

Rick made a motion to accept the November meeting minutes and Don seconded.

All member's voted in favor.

Presidents Report:

Karen started the meeting by changing the way meeting are held: All in favor (Verbal)

Karen talked about the SB 4-D Study that has been completed. She realizes that may create a hardship with some residents and with the help of Cissy Richardson letter can be created to send to State Representatives.

Treasurer's Report: Operating- \$6620.38Reserves-\$146,493.30Savings-\$75,547.74

Delinquencies-not discussed

A motion was made to except Treasurer's report by Paul and Second by Rick.

All in favor

Secretary's Report: None at present time

Managers' Report: Russ mentioned the following upcoming routine maintenance projects: Paint Lines on Shuffle Board courts, Cleaning the front wall, Roof Stacks cleaned out, trimming of the Palm trees.

Russ also mentioned he talked to the insurance man about renewal and he {insurance man} will be reaching out to about 30 companies before renewal. We will have a proposal first week of March.

Social Report:

Cissy discussed the following:

55 people attended the strawberry give a way

50 people attend our functions

27 attend birthday parties

16-18 for bingo

Cissy also wanted to thank the Ladies of Lakeridge for a wonder excursion to Bonnet Springs Park 14 ladies attended and 3 Husbands.

Safety Committee:

David is very concerned about the safety and security and mentioned various way in which we could be safer and more secure.

Old Business:

Structural Integrity Study:

Russ and Tony discussed the Reserve Study very briefly

They discussed that in the report we have no structural deterioration or damage.

One resident wanted to know how long this building is good for: Answer "we don't know"

Tony also explained "Straight line funding and Pool Reserve".

Tony made a motion to have a Budget Workshop on April 10, 2023 at 6:00 pm.

Paul seconded the motion

All BOD members were in favor.

Windows

Also was discussed about the next phase of the windows now that the Study has been completed. Russ said it has been 3 month and that we should update the quotes.

Tony made a motion for Russ to return to us options and bids for architects by next month so we can make a decision on going forward.

Don second

All BOD members in favor.

New Business:

Hallway and Wall repair:

Russ discussed having the walkway redone in 4 phases he gave us a chart of pricing

1. Carpet removed

2. Caulking

3. Concrete Prep

4. Decorative coating.

This started a discussion from residents and board members. How to fund this project and if we should do this at all.

Tony suggested that we put the project discussion in the work shop on April 10, 2023 and review how we might fund this project.

Tony made a motion to put project into the workshop and try to address it then

Paul seconded

All BOD members were in favor

Owner correspondence-

All BOD member in favor BOD members received a letter from a Sandra Williams in #801 where she is requesting the BOD consider a hardship exception of the 55 plus designation, to allow her niece to occupy unit 805 owned by her sister Lori Cash.

Rick made a motion to accept her request

Don seconded

All BOD members were in favor

Unit owner #606 requested if he could configure the tennis ball courts to the Pickle Ball standards and is willing to do it himself. Board decides on just putting tape instead of painting lines. Tony mentioned that the request only for a temporary time so we can see if the noise level does not bother other residents and other condo buildings in the area.

Tony motioned to allow temporary provisional approval and revisit the subject later.

Rick seconded

All BOD in favor

Open Discussion:

One resident complained about the water damage from the hurricane which we discussed in the walkway issue.

One requested if the stairwell doors could be shut quieter, Russ will adjust.

Next Meeting: March 16th 2:00 pm

Adjournment:

Tony made a motion to adjourn

Rick seconded

All BOD members in favor

Meeting adjourned at 3:22 pm

Minutes submitted by: Don Carradin- Secretary