

Boca Lakes Condominium Association, Inc.
Board of Directors Meeting
Tuesday – May 27, 2025, at 6:00 PM
Boca Lakes Clubhouse - 8768 Chevy Chase Drive

Minutes

The Meeting was called to order at 6:03 PM by Pat Chapman, President.

In attendance were: Pat Chapman, President; Luann Biancardi, Vice-President; Toni Murphy, Treasurer; Howard Butler, Secretary (via phone); Lorenzo Fabiano, Director; Marsha Soroka, Director; and Norma Trevino, Director (via phone).

Phoenix Management was represented by Amy Shimkoski, LCAM.

Proof of Notice: Was verified- Posted on Property and Website.

Approval of Minutes: Waived and will be presented at the next Board of Directors Meeting.

Insurance Review: Matt Reedy from Plastridge Insurance provided a detailed explanation of the current insurance market; Boca Lakes insurance renewal offers for each policy (Property, General Liability, Directors & Officers, Crime, Excess Liability, Legal Defense, Workman's Comp, Ordinance or Law) and financing of policies. All members' questions were answered.

Approval of 2025 Insurance Package and Financing: Lorenzo Fabiano made a motion to approve American Coastal renewal package and finance with 12 equal payments, seconded by Pat Chapman. The motion passed unanimously.

Approval of M&P Landscaping Contract: It was announced that R&R Kleen Kut provided a cancellation notice to the Association. Luann Biancardi made a motion to award the landscaping contract to M&P, seconded by Lorenzo Fabiano. The motion passed unanimously.

All members questions were answered regarding the Community and upcoming projects.

Adjournment: Luann Biancardi made a motion to adjourn at 7:15, seconded by Lorenzo Fabiano. The motion passed unanimously.

Respectfully submitted by:

Amy Shimkoski, LCAM

