

**MINUTES OF THE BOARD OF DIRECTORS OF BOCA LAKES CONDOMINIUM
ASSOCIATION, INC. HELD ON WEDNESDAY, OCTOBER 13, 2021, AT 7:00 PM, IN CLUBHOUSE
AND ON ZOOM VIDEO CONFERENCE CALL.**

ROLL CALL

Patricia Chapman, President; MaryAnn Biancardi, Vice President; Norman Goldstein, Treasurer; Lisa Depace, Secretary: absent with notice; Howard Butler, Director; Vincent (Chancy) Tancredi, Director; was absent with notice. Also present was Joe Vito, Property Manager & Sarai Williams, Asst. Property Manager.

Minutes

Maryann read aloud the September 22, 2021, minutes. Howard motion to approve the September 22, 2021 meeting minutes as read second by Pat all in favor motion passed.

Committee Reports

Financials:

Norman Goldstein, Treasurer; reported that eight months ending August 31, 2021 we have an income of \$1,236,000.00 in operating account and expenses of \$1,253,000.00, leaving a deficit of \$17,204.00. Norman also stated that we are looking at a \$100,000.00 deficit at year end. Special project income is \$702,000.00 vs expenses of \$95,000.00. Furthermore, Norman with an additional board member transferred \$700K out of the operating account into a CD's account. Pat stated that as per the last meeting any transfer of monies must be a board decision not 1 or 2 board members.

Building/Maintenance: Pat reported that the soffit project is moving along as planned. The thrush tails are uneven making the project more difficult; however, Dean is doing a great job. Norman stated that the soffit project is not moving along fast enough and not fair to the unit owners who paid in full. Maryann stated the Comcast wanted to charge the association \$22,000.00 to remove all the dead wires from building. Joe has maintenance personnel removing all dead wires from building saving the community \$22,000.00 that Comcast wanted to remove the same wires.

Grounds: Top cuts Landscaping were terminated after a heated conversation with the owner and Pat. Pat stated that she is pleased with the new landscape company, grounds are looking well-manicured. Ambassador has been hired to fertilize and perform weed control.

Irrigation: Joe reported that the association will be receiving a final bill for the irrigation project within a week or two. Association budgeted \$100K for the project. Total cost for project will be approximately \$52,000.00 to \$54,000.00 coming in approximately \$46,000.00 under budget.

Sales/Lease: No report.

Insurance/Legal: Howard reported that there might be an increase to the insurance of 10% – 15% for next year and we need to budget for five months into 2022. Howard report that our attorney is reviewing our By-Laws and Rules & Regulations that need to be amended.

Old Business:

Email ratification motions. Pat made a motion to award the landscape contract to Quality Plus for \$163,200.00 annually second by Maryann. Pat, Howard, Maryann and Chancy voted, yes, Norman and Lisa voted no, motion passed. Pat made a motion to approve the Ambassador contract for fertilization in the amount of \$47,250.00 second by Maryann. Pat, Howard, Maryann and Chancy voted yes, Norman and Lisa voted no, motion passed.

Pat made a motion to have Palm Air install a new 4-ton a/c in clubhouse second by Maryann all in favor motion passed.

New Business:

Pat made a motion to power wash the swales for \$2,500.00 with Dan Ryan's Pressure Cleaning second by Maryann. Pat, Howard, Maryann and Chancy voted yes, Norman and Lisa voted no, motion passed. Pat motion to fine unit owner #447 for non-compliance of the violation a \$100.00 per day to a max of \$1,000.00 second by Maryann all in favor motion passed.

Being no further business before the board, Maryann moved to adjourn the meeting, second by Pat all in favor.

Respectfully submitted,
On behalf of the Secretary
Boca Lakes Condominium Association, Inc.