

MINUTES OF THE BOARD OF DIRECTORS OF BOCA LAKES CONDOMINIUM ASSOCIATION, INC. HELD ON WEDNESDAY OCTOBER 21, 2020 AT 7:00PM., ON ZOOM VIDEO CONFERENCE CALL.

ROLL CALL

Those Board members present were Patricia Chapman, President; MaryAnn Biancardi, Vice President; Norman Goldstein, Treasurer; Lisa Depace, Secretary. Directors, Tina Goebel, Stephan Panebianco, and Howard Butler were also present. Directors Vincent (Chancy) Tancredi and Joseph Zegarelli were absent with notice. Also present was Ashley Grieco, Property Manager & Gary Palombi, Owner from Residential Management Concepts.

APPROVAL OF MINUTES

Howard motioned to approve the minutes from the September 30, 2020 Board Meeting, seconded by Norman. All in favor, motion carried.

FINANCIAL REPORT

Norman stated the financials for the past (9) months ending on September 30, 2020 show an accumulated loss of \$64, 205.00. Norman stated that at this time the Association is heading towards a deficit for the year 2020 of \$20 per unit per month. All residents' questions were addressed during the good and welfare after the meeting.

COMMITTEE REPORTS

- **Grounds** – Pat stated that she has nothing to report however she is very pleased with Top Cuts and the extra attention being brought to the trimming of the hedges & the edging.
- **Clubhouse/Pool** – Tina reported that the bathrooms are open from 10am-4pm and are cleaned extensively during that time. Tina also reported that she has provided the maintenance men with a new checklist with all tasks that need to be completed each week.
- **Insurance/Legal** – Howard stated nothing to report.
- **Buildings/Maintenance** – Nothing to report.
- **Security** – Chancy stated nothing to report.
- **Sales/Leases** – Lisa stated that at this time there is (1) new lease application to rent and (4) applications to purchase. The highest priced unit for sale out of the (4) application is \$217,000, and the lowest is \$116,000. The current percentage of rentals is 11% however Lisa stated that if you include all pending applications, the new rental percentage will be 13%.

- **Standards** – Steve stated nothing new to report however encouraged all owners to please take a look at their awning and if they notice its dirty, place a work order with the office to have it cleaned for \$20. Steve also reminded all residents that the maintenance men will clean the awnings by work order for \$20, and all walkways can be scheduled to be clean free of charge.

OLD BUSINESS

- **ANY BUSINESS NECESSARY** - No other business to report.

NEW BUSINESS

- **ILLEGAL RENTERS** - Ashley stated that over the summer especially there have been numerous illegal rentals noticed onsite. The office is going after all illegal rentals noticed & reported at this time. Lisa stated to all residents that it would be a big help if they report to the office a new neighbor who they are worried may not have gone through the application process, and also advised that any residents who assist with helping the office would remain anonymous. Tina advised that she does not feel renters should be permitted to have the car decals allowing them convenient access through the resident gate, and that they should instead be given a pass to place on their car for the term of their lease. Lisa stated that the management company is able to go into the car decal system and delete renters as they vacate, which she feels is a great system that does not need to be changed at this time. Maryann agreed and stated that for the time being, the office staff is required to make sure all decals installed on vehicles belonging to renters are deactivated as soon as the lease term ends.
- **CHARCOAL GRILLS** - Ashley informed all residents that charcoal grills are not covered in the Association's insurance policy, therefore any accidents resulting from a charcoal grill will not be insured. Ashley also stated that it is against the Boca Lakes Rules & Regulations to own & store a charcoal grill onsite. Lisa motioned for the office to send out notice by email & to post on the bulletin boards, stating that any residents who have received notice to remove their charcoal grills and have not done so, will have the next (30) days to remove them or the Association will confiscate them. Tina seconded the motion. All in favor, motion passed.
- **SECURITY COMPANY - NEW CONTRACT** - Ashley stated that at this time there are (3) proposals for security companies that have been reviewed by the Board: APB Security with an annual proposal of \$144,540, the current security company Allied with an annual proposal of \$145,910.34, and United Services who matched the lowest proposal with an annual proposal of \$144,540 which also includes a new computer system & camera inside the guard house. Norman motioned to approve the proposal from United Services, seconded by Maryann. All in favor, motion passed.

- **OLD GARBAGE PAILS & CONCEALING BEHIND BUSHES** - Lisa stated that as she drives around the property to complete the unit inspections for Sales & Rental, she notices a lot of discarded, old garbage pails stored in front or on the sides of the buildings. All residents were provided with new garbage pails by the county, therefore the old garbage pails do not serve any purpose, and need to be thrown away. Lisa also stated that for those who do utilize the new garbage pails and are storing them in front of the unit need to have hedges installed to hide the view of the garbage pail from the street.

- **ANY BUSINESS NECESSARY** – No other business to report.

Being no further business before the Board, Patricia Chapman moved to adjourn the meeting; seconded by MaryAnn at 8:07 PM.

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