

APPROVED MINUTES  
CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION, INC.  
SPECIAL WORKSHOP MEETING – October 19, 2023 – 11:00 am

**Present** were; Howard Picotte, President, At Large; John Scheldt, Vice President, #1; Gayla Larson, Secretary, At Large, Jeff Kay, Treasurer, #8; Jim McCabe, #2; Erika Boardman, #3; Jim Monroe, #7; Marci Gallagher, #9; and Frank Bonura, #10. Meghan Thomas, Property Manager, was also present along with special guest Greg Jones, Vice President, Acentria Insurance Company. Unit owners present were Ray Kerker and Vicky Rogers (#2), and Anne Bonura (#10). Amanda Bower (#2) was present via Zoom. A quorum being present, President Picotte called the meeting to order at 11:00 am.

**1. Insurance Workshop**

Mr. Jones addressed the board regarding the newly acquired insurance proposal from Heritage Insurance. Ms. Thomas reported that all the associations she is working with have been hard hit by insurance increases this year. Chateaux de Bardmoor is experiencing a smaller increase than many others with whom she works.

Mr. Jones answered questions from various board members and also from the unit owners present with special emphasis on the COA insurance. The insurance expense for the COA is up 61.8% for the coming year. Individual association directors may question Mr. Jones on an individual basis and may make their coverage selections when their questions have been answered.

**Motion:** On motion made by Frank Bonura and seconded by Jeff Kay, the board unanimously approved **Option 2** for the COA. Option 2 includes \$25,000 / 5% wind/hail OCC for \$23,108, and covers the clubhouse, clubhouse contents, pool, clubhouse/pool equipment and CGCC which includes actual cash value on roofs.

**Motion:** On motion made by Jim McCabe and seconded by Frank Bonura, the board unanimously approved the \$1,000,000 liability umbrella coverage with Nautilus (carrier).

**Motion:** On motion made by Jim McCabe and seconded by Jeff Kay, the board unanimously approved Legal Gap Option A coverage for the year.

Mr. Jones reported that these rates are expected to change after January 1, 2024.

Once the coverage is bound, RPM will receive a set of documents that will include declaration pages and a summary of insurance. These documents can then be placed on the website and also be sent via email to the community.

Ms. Thomas will compile the input from the various association directors and requests that their information be submitted to her by Monday, October 23, 2023. Mr. Jones will then present the final papers to the board in the next 10 days.

The board expressed concern regarding future budgeting to cover excluded (deductible) expenses in this insurance coverage.

**2. Next Meeting**

The next regular meeting is scheduled for Thursday, October 26, 2023, at 11:00 am.

**3. Adjournment**

There being no further business to come before the board, the meeting was adjourned at 11:59 am.

Prepared by Gayla Larson, Secretary, on October 19, 2023