

APPROVED MINUTES  
CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION, INC.  
REGULAR MEETING – October 26, 2023 – 11:00 am

**Present** were; John Scheldt, Vice President, #1; Gayla Larson, Secretary, At Large; Jeff Kay, Treasurer, #8; Jim McCabe, #2; Erika Boardman, #3; Jim Monroe, #7; and Marci Gallagher, #9. Howard Picotte, President at Large, and Frank Bonura, #10, were absent. Meghan Thomas, Property Manager, was also present.

Unit owners present were Mike Buckley and Catherine Rehberg (#1); Ray Kerker and Vicky Rogers (#2); Molly Burkholder, Nacho Mella, Patty Pierri, and Marilyn Sheehan (7); and Carolyn Jarotz (#9). Two unit owners were also present via computer Microsoft Teams.

A quorum being present, Vice-President Scheldt called the meeting to order at 11:00 am.

**1. Minutes**

**Motion:** On motion made by Jeff Kay and seconded by Jim McCabe, the board unanimously ratified the minutes of the October 12, 2023, meeting as presented and previously approved via email.

**Motion:** On motion made by Jim McCabe and seconded by Jeff Kay, the board unanimously ratified the minutes of the October 19, 2023, meeting as presented and previously approved via email.

**2. Property Manager's Report/Remarks**

Meghan Thomas delivered the financial summary and her Manager's Report as follows:

- **Budgets** – Some of the members have met with Ms. Thomas concerning the budget. She would like to have the rest reviewed prior to the 27th of October so the notice can go out to the members in the second annual meeting notice. Please let her know what times and dates are good so you can schedule this in her office.
- **Pool Information** - The release of lien and warranty have all been received as well as the refund of overpayment.
- **Insurance Proposals** – Insurance proposals have been provided to the board by the agent, and the association directors have selected their coverages. Policy renewal will be in effect as of October 31, 2023, for the next annual term.

**3. President's Remarks:** Mr. Scheldt had no remarks.

**4. Treasurer/Rec Hall Manager Remarks**

- Mr. Kay reported that petty cash is currently at \$192.93. Hall rental fees continue to flow into the association, including voting sessions for local elections. Someone has removed the meeting record book from the room, and they are asked to please return it. Significant rental use of the hall is anticipated to continue throughout the fall.

**5. Unfinished Business**

- **RFP for lawn care and trash disposal** continues on hold until after the budget is finalized. However, the board will plan an "expectations" meeting with Willow Tree in November to discuss the renewal of their contract. Mr. Scheldt has discussed with Willow Tree the trimming of landscaping growth to keep it within the limits of 5-6 feet in height. Trimming of taller growth is dangerous to personnel and also limits the time available for Willow Tree to complete their scheduled tasks.
- **8358 Candlewood brush/tree debris** remains untended behind the building. Mr. Scheldt and Mr. Buckley have both spoken many times and at length with Duke Energy to get them to remove this accumulation. Not only is the pile of tree trimming destroying the lawn in the backyard, but it also remains a fire hazard (very dry trimmings) and is an attraction for rodents and other vermin. The board and unit owners discussed their overall dissatisfaction with Duke Energy, Lewis Tree Service, and their tree trimming policies. Future landscaping planting will recommend ponytail palms as landscaping. Back and front yards do not belong to individual units. They are COMMON PROPERTY.

**Motion:** On motion made by Jim McCabe and seconded by Jeff Kay, the board determined to have Resources Property Management prepare a letter to our attorney requesting they send a letter to Duke Energy stipulating this dissatisfaction and requesting their prompt attention to this matter and sending a carbon copy to Pinellas County. The motion was approved with four votes in favor, two votes in opposition, and one abstention. Mr. Scheldt will prepare an email for Ms. Thomas listing the information (including pictures) which should be included in the attorney's letter. Ms. Thomas will send a copy of the letter to the board for their review. Mr. Scheldt will talk to Willow Tree about removing the debris as soon as possible, and we will continue to complain to Duke Energy.

**6. New Business:** Per request from Ms. Thomas, each of the directors verbally approved their budget draft to be sent to the members on November 7<sup>th</sup>.

**7. Director Comments, Improvements, Remodeling and/or Sales/Leases**

#1 No report

- #2 Mr. McCabe reported that the website continues to garner traffic and requested members let him know if there is additional information of value they would like to see added to the site. The board is setting up a Microsoft Team meeting for members who are unable to attend board meetings physically to listen via Microsoft Teams, so they are included in our deliberations. Mr. McCabe and Ms. Larson continue to work to digitize all records currently stored in our clubhouse and also stored off site.
- #3 8414 Annwood is in need of windowsill repair. Mr. Scheldt will take care of this and anticipates a charge of \$700 utilizing Lowes Commercial Painting service.
- #7 Mr. Monroe reported that he continues to have problems with gutters and downspouts. He is working with Rhino Gutter Guard to replace defective gutters and obtain a better cleaning service for downspouts. Depending on the roof repair schedule, he will also ask that the facias be repaired. Mr. Scheldt is willing to handle clearing the downspouts, but he needs notice.
- #8 No report.
- #9 Ms. Gallagher reported that 8092 Candlewood has a gutter issue at the back of their property.
- #10 In Mr. Bonura's absence, there was no report.

**8. Unit Owners Comments:**

Ms. Rogers suggested that all unit owners write to their legislators to lodge their dissatisfaction with the ongoing increases in insurance rates for condo owners.

Individuals may find their representatives by accessing this link: <https://www.myfloridahouse.gov/FindYourRepresentative>. They may find their senators by accessing this link: <https://www.flsenate.gov/Senators/Find>.

**9. Next Meeting**

The next meeting is scheduled for Thursday, November 16, 2023, at 11:00 am.

**10. Adjournment**

There being no further business to come before the board, the meeting was adjourned at 11:49 am.

The November and December meetings will be held on November 16 and December 21 respectively. Additionally, the Annual Meeting(s) will be held on December 7, 2023, at times to be announced via USPS mail from Resource Property Management. All unit owners will receive their second notice of meeting coming from Resource Property Management's office. This packet of information will contain the budget for 2024 as well as how their maintenance fees will increase.

Additionally, with the easing of Covid 19 restrictions, members physically attending the board meetings will no longer be required to sit at the back of the room. Members may now sit where they are comfortable.

Prepared by Gayla Larson, Secretary, on October 26, 2023