

APPROVED MINUTES
CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION, INC.
REGULAR MEETING – March 21, 2024 – 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; Marcy Gallagher, #9; and Frank Bonura, #10. Jim Monroe, #7, was absent. Meghan Thomas, Property Manager, was also present.

Unit owners present were Mike Buckley, Catherine Rehberg, Sally Weeks, Donna Wigington, and Gina Wilson (#1); Elaine Cahill, Cathy Duchow, Ray Kerker, and Vicky Rogers (#2); Molly Burkholder, Dawn Elsea, Kathy LeBerth, Nacho Mella, Patti Pierri, and Marilyn Sheehan (#7); Nancy Gill, Donna McConnell, Margaret Picotte, and Marge Rafferty (#8); Michael Hendren (#9); Debbie Castiglia, SueAnn & John LoSchiavo (#10). There were no owners present electronically.

Also present were special guests Anthony LoSchiavo and Jake Annand, GreatFlorida Insurance.

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

1. **Insurance Presentation:** Mr. LoSchiavo and Mr. Annand made a presentation to the assembly regarding insurance agents and what their company might provide for our associations in the future. They also answered questions from the board and unit owners present. No formal action was taken.
2. **Minutes**
Motion: On motion made by Frank Bonura and seconded by Jim McCabe, the board unanimously ratified the minutes of the February 15, 2024, meeting as presented and previously approved via email.
3. **Property Manager's Report/Remarks**
Meghan Thomas delivered her Manager's Report as follows:
 - **Vendor Meeting Updates.** Ms. Thomas acknowledged that the insurance representatives had been contacted and made their presentation.
 - **Palm Tree Trimming:** PrimeScape, their quote having been approved by the board, completed the palm tree trimming this week.
 - **Fire Extinguisher Update:** Several companies were contacted regarding these inspections. Ms. Thomas believes that CINTAS, who bought ABCO Fire, will provide a quote and will be able to complete the necessary work.
 - **Pool Heating:** Ms. Thomas is looking into companies that can install a pool heater to determine costs the association would anticipate. Any such installation, if agreed upon by the board, would be a material alteration and would require a full vote by the association members – 75% of the 173 units in our various associations.
4. **President's Remarks:** Mr. Picotte thanked the social club for the Saturday night St. Patrick's dinner. It was well attended, and he urged all members to join the social club.
There are still two boxes of retired records (Association #7 and #9) which need to be culled.
Associations 2 and 7 are planning to paint their units this year. Resources has already begun the process of soliciting quotes and securing specifications.
5. **Treasurer/Rec Hall Manager Remarks**
Mr. Kay reported that rental income this month is \$865, and petty cash is currently at \$509.06. Mr. Kay maintains a calendar book of planned rentals and will attempt to keep the kitchen book updated, too. It is best if planners call Mr. Kay to determine if their desired date(s) is/are available.
Mr. Picotte replaced the A/C filters in the clubhouse last month.
6. **Unfinished Business:** Done (insurance information above)
7. **New Business:** Heating the swimming pool This has been addressed twice before with no success, but the board will authorize a committee to begin planning for such a process again.
Motion: On motion made by Ms. Larson and seconded by Mr. McCabe, the board unanimously approved the formation of a committee to begin the process involved. Ms. Thomas will begin the RFP process. Once this is done and costs are known, the committee will meet and determine what all is requested and required – costs involved, maintenance fee impact, pass-down cost to unit owners, etc. After this, a survey will be conducted to see how many people actually want to do this and following that, there will need to be a vote of all unit owners (ballots mailed to all) to finalize the vote.
8. **Director Comments, Improvements, Remodeling and/or Sales/Leases**
#1 8405 Annwood: Mr. Scheldt reported that the pickup truck belonging to a deceased family member has been

moved. This is causing the remaining automobile to extend slightly into the street. This unit has been reminded that no overnight street parking is allowed. They have adjusted their parking so that they are no longer parking *in* the street, but they are extending slightly *into* the street.

#2 **8428 Brentwood:** New owner is John Moore. Their interview process has been completed, and they will take possession on April 16.

Motion: On motion made by Mr. McCabe and seconded by Mr. Kay, the board formally welcomed the new owners.

#3 Ms. Boardman reported January and February were very expensive months for their budget, but to date March appears to be much better.

#7 In Mr. Monroe's absence, there was no report.

#8 No report.

#9 No report.

#10 **8252 Annwood:** Mr. Bonura reported that the new owner, Mary Wilson, closed on the March 14. Her interview process has been completed, and the board approved this purchase via email on March 12, 2024.

Motion: On motion moved by Mr. Bonura, seconded by Mr. Kay, the board formally welcomed the new owner.

9. **Unit Owners Comments:** There were none.

10. **Next Meeting**

The next regular meeting is scheduled for Thursday, April 18, 2024, at 11:00 am.

11. **Adjournment**

There being no further business to come before the board, the meeting adjourned at 12:25 pm.

Prepared by Gayla Larson, Secretary, on March 21, 2024