

APPROVED MINUTES
CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION, INC.
REGULAR MEETING – June 20, 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 Catherine Rehberg (#1); Cathy Duchow and Fred Tarr (#2); Gary Burgess, Dawn Elsea, Phil Incerti, Ernie Leander, and Marilyn Sheehan (#7); Donna McConell (#8); Carolyn Jarotz (#9); Anne Bonura and John LoSchiavo (#10).

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

1. **Minutes**

Motion: On motion made by Mr. McCabe and seconded by Mr. Scheldt, the board unanimously ratified the minutes of the May 16, 2024, meeting as presented and previously approved via email.

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

Meghan Thomas delivered her Manager's Report as follows: Financial statements through April have been posted on the website.

- **Vendor Meeting Updates:** Pye Barker has been approved to issue the replacement fire extinguishers, and Ms. Thomas will tell the board when the replacement date is fixed.
- **Pool Key Requests:** Mr. Picotte has located a company to produce additional pool keys, and those keys will now be available for purchase by unit owners at \$11 each. Keys may be purchased from RPM by use of cash or money order only.
- **Library Air Conditioner:** This unit died this month and further information will be part of the president's report.
- **Petty Cash:** Balance is \$516.53 as of today's date.
- **Other/Miscellaneous:** Chateaux #6 payments are up to date. Willow Tree is up to date, and the tax report is being completed and will be sent as soon as it is complete.

3. **President's Remarks:** Pye Barker was approved via email.

Motion: On motion made by Mr. Bonura and seconded by Mr. Scheldt, the board unanimously ratified the email motion passed earlier via email to approve the acceptance of Pye Barker to complete the extinguisher replacement.

Additionally, we had an irrigation pump failure, and the board needs to approve the replacement of this pump.

Motion: On motion made by Mr. Bonura and seconded by Mr. Scheldt, the board unanimously approved the replacement of this pump by Poole Pumps as quoted for \$6,950.

Further, the air conditioning unit for the library is in need of replacement. Quotes for replacement have been gathered, and the board would like to see additional information (spreadsheet comparison of all bids) before making a decision. This item will be sent for approval to the board, and the resulting approval/disapproval will be ratified at the next full board meeting.

Motion: On motion made by Mr. Bonura, seconded by Mr. McCabe, and unanimously approved, the decision on purchase of this replacement air conditioner will be delayed until more information can be sent to the board. The vote will be by email, and the resulting decision will be announced at the next board meeting as part of that agenda.

There are new condo laws which go into effect July 1, and these new requirements need to be examined. HB 1029 (My Safe Florida Condominium Program", and HB 1021 (administrative/website requirements). However, there is still a great deal of information needed before any action can be taken to apply for the grants covered in this new legislation.

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

Having given his report to Mr. Scheldt, Mr. Kay stated that there is \$103.97 in petty cash, and \$385± collectibles are still outstanding. Mr. Kay also gave a rental check for \$110 to Ms. Thomas today.

The sink in the men's pool bathroom may need to be replaced, and Mr. Scheldt will take care of this.

We are receiving complaints from various pool users regarding unauthorized, reckless use of the pool as well as noise and babies in diapers using the pool. We may need to have a lock box welded to the gates to prevent jimmying of the locks. Mr. Scheldt will work with Mr. Tarr on this.

5. **Unfinished Business:** Mr. Kay questioned the request for a pool heating committee. This will be added to next month's agenda for additional consideration. RPM has already received two bids for the work necessary to heat the pool.

6. **New Business:** None.

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

#1 **8353 Candlewood new owner:**

Motion: On motion made by Mr. McCabe, duly seconded, the email vote for approval of this new owner (Wilson) was unanimously ratified.

8345 Brentwood new owner:

Motion: On motion made by Ms. Larson, seconded by Mr. Picotte, the email vote for approval of this new owner (Pritchard) was unanimously ratified.

8347 Brentwood window change.

Motion: On motion made by Mr. McCabe, seconded by Mr. Bonura, the email vote for approval of request to replace windows was unanimously ratified.

#2 **None.**

#3 **None** except to announce gutter cleaning for this association.

#7 **8246 Brentwood landscape improvement (trellis addition).**

Motion: On motion made by Mr. Bonura, seconded by Mr. Picotte, the email vote for approval of this request for landscaping change was unanimously ratified.

8213 Annwood new owner:

Motion: On motion made by Mr. McCabe, seconded by Mr. Scheldt, the board unanimously approved this new owner (Lynch).

#8 **None** except to announce downspout cleaning for this association.

#9 **None** except that two trees were removed.

8095 Candlewood (Hedren property). Family is moving back to Iowa due to disagreements with a neighbor. Unit owners questioned the complaints that have been received. If they do not represent a rule violation, what can the neighbors do? Ms. Thomas said an owner to owner disagreement is a matter for civil action.

#10 **8354 Annwood new owner:**

Motion: On motion made by Mr. McCabe, seconded by Ms. Gallagher, the email vote for approval of this new owner (Becker) was unanimously ratified.

AL Ms. Larson has received the names of the gentlemen who work with the Saturday men’s group so that they might be covered by our Workman’s Comp coverage.

Ainaire, Ron	LoSchiavo, John	Ramey, Bob	Tarr, Fred
Bonura, Frank	Montgomery, Monty	Sanford, Richard	
Carlson, Dave	Murphy, Richard	Scheldt, John	
Laskowski, Steve	Picotte, Howard	Steppie, Don	

8. **Unit Owners Comments:** Conversation ensued regarding gutter/soffit work to be done by Rhino. The feeling expressed was that Rhino delegated work to subcontractors, and this has not worked well so far. Work completed is requiring a lot of repair.

Other than the individual unit owners in Chateaux de Bardmoor, only Association 6 (8300 Bardmoor) is allowed to use our swimming pool. Their names are listed in our Dial Directory (yellow book), and they pay for this privilege. If pool users are asked where they live and report an address other than 8300 Bardmoor, they should be asked to vacate the pool. An umbrella reported as broken is now working. One owner reported that a real estate agent listing properties in Associations 4 & 5 are showing our pool as an amenity for their properties. Ms. Thomas will take care of this matter.

9. **Next Meeting**

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

10. **Adjournment**

There being no further business to come before the board, the meeting adjourned at 12:00 pm.

Prepared by Gayla Larson, Secretary, on June 20, 2024