

APPROVED MINUTES
CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION, INC.
REGULAR MEETING – July 18, 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. Erika Boardman and , #3, and Jim Monroe, #7 were absent. Bonnie Skifstad, Interim Property Manager, was also present.

Unit owners present were Dave Carlson and Catherine Rehberg (#1); Dawn Elsea, JoAnn Kordas, and Marilyn Sheehan (#7); Donna McConnell (#8); Carolyn Jarotz (#9); and Anne Bonura (#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. Bonura, the board unanimously ratified the minutes of the June 20, 2024, meeting as presented and previously approved via email.

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

➤ Bonnie Skifstad introduced herself as our Interim Property Manager during Methan Thomas' absence and delivered a brief report.

3. **President's Remarks:**

President Picotte extended his and the board's thanks to John Scheldt for his and Dave Carlson's work in replacing the damaged sinks in the west and east (poolside) men's rooms.

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

Mr. Kay reported that petty cash is down to \$0.44 but a new check has been received. We have received two checks from the church for July and August rental income for \$1,620. We also received a check from the Greenery for \$573.41 for irrigation payment per our agreement with that property. This represents their annual portion of maintenance and electricity for the water system. We also have outstanding invoices due from other sources.

Mr. Kay also extended the thanks of the board for John Scheldt's work on the drainage system for Association #8 which saved us considerable money.

5. **Unfinished Business:** None.

6. **New Business:** None.

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

#1 **8320 Annwood new owner:**

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

Mr. Scheldt has welded plates on the pool gates to prevent unauthorized people entering the pool.

Additionally, he has spoken to Willow Tree, and they will continue to ensure that the west bathrooms are locked when his workers leave for the day.

#2 **Concerns:**

Mr. McCabe requested that we maintain better records (on our agenda) of unfinished business. We have deferred the discussion of the pool heating committee until the snowbirds return to the area and new bids have been gathered. The expenses, when determined, will require a vote by the entire membership. Consideration of a new breaker panel may also be required. He further questioned the application by CDB for monies available for My Safe Florida, and Ms. Skifstad reported that the money is already depleted. Ms. Skifstad will report on filing again when the money becomes available and what is necessary to do so. There are some disagreements between our documents and our rules. RPM is not allowed to interpret our documents but can give us guidance. We will be requesting attorney opinion on this matter.

#3 **None.**

#7 8242 Brentwood new owner.

Motion: On motion made by Mr. Kay, seconded by Mr. Picotte, the email vote for approval of this new owner (Rebecca Carr) was unanimously ratified. Mr. Picotte reported (again) that she is hearing impaired and has a hearing dog which accompanies her where she goes which may include the pool area sometime.

#8 None. New drain system is working very well on both sides. Tree roots need to be evaluated after the rainy season is done for the year.

#9 8095 Candlewood new owner.

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

#10 None.

8. Unit Owners Comments:

Mrs. Jarotz (#09) apologized to the board for her outburst at a previous meeting. Her additional complaints were forwarded to Mr. Picotte and Ms. Skifstad (by copy).

Ms. Sheehan (#7) requested the inside of the doors in the card room be painted. Mr. Picotte announced that he will see to this.

9. Next Meeting

The next regular meeting is scheduled for Thursday, August 15, 2024, at 11:00 am.

10. Adjournment

There being no further business to come before the board, the meeting adjourned at 11:30 am.

Prepared by Gayla Larson, Secretary, on July 18, 2024