

APPROVED MINUTES
CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION, INC.
REGULAR MEETING – August 15, 2024 – 11:00 am

Present were Howard Picotte, President, At Large; John Scheldt, Vice President, #1; Jeff Kay, Treasurer, #8; Jim McCabe, #2; Erika Boardman, #3; James Monroe, #7; Marcy Gallagher, #9; and Frank Bonura, #10. Gayla Larson, Secretary, At Large, was absent. Tony Serrano, Property Manager, was also present along with special guest Greg Jones, Acentria Insurance.

Unit owners present were Dave Carlson, Lorraine Lee, Catherine Rehberg, Sally Weeks, Randy & Gina Wilson, and Roger Wilson (#1); Cathy Duchow and Ray Kerker (#2); Marie Beezhold, JoAnn Kordas, Nacho Mella, and Roberta Williams (#7); Donna McConnell (#8); Carolyn Jarotz (#9); and Anne Bonura, John & Sue LoSchiavo (#10).

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

1. **Acentria Presentation:** Greg Jones, insurance representative, gave an overview of the insurance marketplace. Insurance litigation is the primary motivator behind increased premiums. This fact causes carriers to leave our state. Special litigation is on a path forward to mitigate this as well as a quiet hurricane season. Questions and answers from the owners followed, and President Picotte continued with an explanation of our insurance budget year (11/01 to 10/31) as compared to our Associations' budget year (01/01 to 12/31).
2. **Minutes**
Motion: On motion made by Mr. McCabe and duly seconded, the board unanimously ratified the minutes of the July 18, 2024, meeting as presented and previously approved via email.
3. **Property Manager's Report/Remarks**
Anthony "Tony" Serrano introduced himself as our new Property Manager and delivered a brief report stating that payment of outstanding invoices is up to date, needed wind mitigation reports are updated, and fire hydrants will be brought up to par by the end of today.
4. **President's Remarks:**
President Picotte extended his and the board's thanks to the Saturday Morning Men's Group for removing/replacing pool furniture before and after the storm.
5. **Treasurer/Rec Hall Manager Remarks**
Mr. Kay reported the current status of petty cash and rental checks and reported on the pool cleaning. The rec hall will be closed for election activities on August 20 as well as partially closed on the 19th and the 21st. Some repair work will be done to the billiards room. Triangle Pool is on notice to better clean our pool
6. **Unfinished Business:**
Pool heating discussion is deferred until the fall.
Attorney's opinion on our general rules and statute documents will be discussed at the next meeting.
My Safe Florida Home (<https://mysafeflhome.com/>) regulations have been updated, and that information is available on the Chateaux's website.
Punch card for condominium maintenance was given to all board members.
7. **New Business:** None.
8. **Director Comments, Improvements, Remodeling and/or Sales/Leases**
 - #1 **None**
 - #2 **None**
 - #3 **8414 Brentwood new owner.**
Motion: On motion made by Ms. Boardman and duly seconded, the sale of this property to Schoy was unanimously approved following email ballot.
8443 Brentwood is in foreclosure, and Ms. Boardman requested that Mr. Serrano monitor the maintenance fee payments for this property.
 - #7 **None.** However, Mr. Monroe sought clarification concerning who is responsible for pipe corrosion/

leaks, and other board members gave their input. Mr. Serrano is working with Mr. Monroe on this matter.

#8 **None.** However, Mr. Kay reported that his association is still dealing with gutter/downspout issues.

#9 **None.** However, Ms. Gallagher reported that 8024 Candlewood has water intrusion issues.

#10 **None.**

9. **Unit Owners Comments:**

Several owners brought concerns to the attention of the board, and Mr. Picotte attempted to address them.

10. **Next Meeting**

The next regular meeting is scheduled for Thursday, September 19, 2024, at 11:00 am.

11. **Adjournment**

There being no further business to come before the board, the meeting adjourned at 12:10 pm.

Prepared by Gayla Larson, Secretary, on August 23, 2024