

APPROVED MINUTES
CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION, INC.
SPECIAL CALLED BOARD MEETING – December 2, 2025 – 11:00 am

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

Unit owners present were SueAnn LoSchiavo, Pat Plecas, Judy Pritchard, Bob & Judy Ramey, Donna Steppie, Sally Weeks, and Donna Wiginton, #1; Cathy Duchow and Ray Kerker, #2; Sally Schoy, #3; Teri Blasser, Gary Burgess, Lynda DiVito, Barbara Ewert, Phil Incerti, Ernie & JoAnn Leander, Kathy LeBerth, and Marilyn Sheehan, #7; Nancy Gill, #8; and Debbie Castiglia, #10.

1. **Call to Order:** A quorum being present, President Picotte called the meeting to order at 11:00 am. The agenda for the meeting was approved without objection.

2. **Consideration of Request by Teri Blasser for Hardship Waiver of Chateaux de Bardmoor Condominium Association Age Restriction Rules**

Although the situation has been ongoing since April 2025, Mr. Picotte was first made aware of the complaint when Ms. Larson reported it on October 10, 2025. As a 55+ community governed by statute, residents under the age of 55 are not permitted.

At the request of Ms. Blasser, Mr. Picotte, Mr. Scheldt, Mr. Incerti, and Ms. Fitzgerald met with her on October 11th to discuss the matter. Following their discussion, the group agreed that the Association's attorney should issue formal notification to Ms. Blasser. That letter was subsequently sent and received. The Board then determined that a full Board meeting was necessary to make a formal decision regarding Ms. Blasser's request for a hardship waiver.

Pinellas County Children & Family Services conducted a visit to the home; however, the Board has neither requested nor received documentation from that agency.

At the request and suggestion of President Picotte, Ms. Blasser addressed the board regarding her concerns for her family and the reasoning for her wish to have the hardship waiver considered.

Mr. Picotte stated that the matter before the Board was to consider a motion either to approve or to deny Ms. Blasser's request for a hardship waiver. Before a motion was offered, Mr. McCabe expressed concerns regarding the proposed action. While he noted sympathy for the child's situation, he also expressed reservations regarding both parents. He stated that there is no restraining order against the mother, and therefore no legal barrier preventing her from being present in the home. He further noted that numerous concerns have been raised about the current living arrangements, and that the time required to resolve the situation would have a significant impact on the community.

Mr. Picotte reiterated that the Board has a fiduciary responsibility to comply with the Association's governing documents and applicable statutes. He emphasized that this decision rests solely with the Board. He noted that the overwhelming majority of resident feedback he has received reflects the community's expectation that the Board enforce the Association's age-restriction rules.

Motion: On a motion made by Mr. Picotte and seconded by Ms. Boardman, the board voted to **disapprove** Ms. Blasser's request for hardship exemption to the Association's age-restriction requirements. The

Association's attorney will issue a letter to Ms. Blasser conveying the Board's decision and advising that the child must vacate the unit within 45 days. The motion **passed** with two votes in opposition (McCabe and Monroe) and five votes (Gallagher, Boardman, Larson, Picotte, and Scheldt) in favor. Failure to comply with the 45-day stipulation will result in further legal action.

3. **Next Meeting**

The next meeting is scheduled for Thursday, December 4, 2025, at 11:00 pm. This is the Annual COA Meeting after which each individual association will hold their own Annual Meetings.

4. **Adjournment**

There being no further business to come before the board, on motion made and duly seconded, the meeting adjourned at 11:20 am.

Prepared by Gayla Larson, Secretary, December 2, 2025