

APPROVED MINUTES
CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION, INC.
SPECIAL CALLED BOARD MEETING – July 22, 2025 – 11:00 am

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

Unit owners present were Nick Barnes, Lorraine Lee, Linda Phillips, Lee & Judy Pritchard, Robert Ramey, and William Slatic, #1; Cathy Duchow, John Milligan, and Fred & Barb Tarr, #2; Monty Montgomery, #3; C Ballard, Teri Blasser, Gary Burgess, Rebecca Carr, Nick & Lynda DiVito, Debi Hugill, Phil & Donna Incerti, Steve Laskowski, Ernie Leander, Nacho Mella, Marilyn Sheehan, Vickie Simpher, and Roberta Williams, #7; Carol Chamberlain, and Bob & Lynne Garren, #8; Anne Bonura, Carol Loring, and John LoSchiavo, #10.

1. A quorum being present, President Picotte called the meeting to order at 11:03 am. The agenda for the meeting was approved without objection.
2. **Unfinished Business:** Update on maintenance contractors. Unit owners were asked to hold questions until the end of the meeting.
Committee Members Jim McCabe and Jeff Kay reported to the membership on the work done by the Grounds Committee to prepare and develop recommendations from the RFPs (Requests for Proposals) sent out by the Committee over the 30 days since Willow Tree resigned from their contract. Of the ten RFPs sent out, only 5 companies agreed to participate.

Originally the Committee planned to request service similar to that previously offered by Willow Tree. However, the companies which responded would not perform these services as one company without excessive cost. Consequently, the Committee determined to split the RFPs into two sections – landscaping and trash – as separate sections. A separate contract will be used for palm tree trimming and this service is not covered by the RFPs sent out.

The Committee wanted to ensure uniform standards for landscaping and lawn treatment as well as honoring all government regulations for verifying employee eligibility. Shrub height and lawn care will now be standardized to meet the stipulations of the Committee contracts.

Jeff Kay reported on the work done for trash pick-up specifications. Following discussions with the various companies, it was determined that we would continue with trash pick-up at the curb. These bags would then be taken to trash dumpsters which will be positioned on the east end of the parking lot. Dumpsters will be locked, fenced, and covered by security camera to ensure proper use. The companies being recommended are Trash Fairies (for regular collection) and Waste Pro Management for dumpster emptying and disposal.

The result is to combine Trash Fairies with Waste Pro Management for trash disposal and utilize Sunrise Landscaping as the service provider for landscaping maintenance as follows:

Motion: It was moved by Mr. Kay, seconded by Mr. Scheldt to approve the services of Waste Pro Management for our dumpster use. The motion passed with one negative vote from Mr. Bonura.

Motion: It was moved by Mr. Kay, seconded by Mr. Scheldt, and unanimously agreed by the Board to use Trash Fairies for curb-side bag pickup. Recycling will continue to be done by each individual unit owner on their own.

Motion: On motion made by Mr. McCabe and seconded by Mr. Scheldt, the board unanimously approved the use of Sunrise Landscaping for landscaping service to our community.

Prior to signing by President Picotte, the contracts will need to be fine tuned and delivered to Mr. Picotte for signature. Following the signing of the contracts, complete information on pickup days/times, what is allowed for pickup (and what is rejected) will be sent to all unit owners by email, posted on the bulletin board, and posted

on our website. Whether or not trash pickup prior to the initiation of the contact will be determined and relayed to unit owners as well. Dumpsters will be fenced which will be constructed by Mr. Scheldt and Mr. Picotte.

3. **Residents' Questions & Comments.** Various unit owners in attendance asked questions which were answered by the board committee members.
4. **Next Meeting**
The next meeting is scheduled for Thursday, August 21, 2025, at 11:00 pm.
5. **Adjournment**
There being no further business to come before the board, the meeting adjourned at 12:14 pm.

Prepared by Gayla Larson, Secretary, on July 22, 2025