

APPROVED MINUTES
CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION, INC.
REGULAR BOARD MEETING – October 24, 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; Cathy Duchow (representing Jim McCabe), #2; Erika Boardman, #3; Marcy Gallagher, #9, and Frank Bonura, #10. James Monroe, #7 was absent. Jim McCabe, #2, was present via Internet connection. Tony Serrano, Property Manager, was also present.

Unit owners present were Catherine Rehberg, Sally Weeks, and Gina & Randy Wilson (#1); Ray Kerker and Barb & Fred Tarr (#2); Nan & Paul Footlick (#3); Gary Burgess, Donna Gonsalves & Phil Incerti, JoAnn Kordas, Joanne Leander, Nacho Mella, Marilyn Sheehan, and Roberta Williams (#7); Donna McConnell (#8); Carolyn Jarotz and Mary Reimann (#9); Ann Bonura, Debbie Castiglia, and John LoSchiavo (#10).

Special guest Greg Jones and Melinda Wilt, representing Acentria Insurance were also present.

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

2. **Insurance Document Presentation/Signing:**

Mr. Jones briefly discussed the new insurance policies and requested signatures from each director present.

During an ensuing recess in the meeting, directors present signed the presented documentation and returned the packets to Acentria. Mr. Monroe will be contacted by email, as will Mr. McCabe to complete the signing process.

The meeting reconvened at 11:38 pm.

3. **Minutes**

Motion: On motion made by Mr. Bonura and seconded by Mr. Scheldt, the board unanimously ratified the minutes of the September 19, 2024, meeting which had been approved by email on September 20, 2024.

Motion: On motion made by Mr. Scheldt and seconded by Mr. Kay, the board unanimously ratified the minutes of the October 4, 2024, special meeting which had been approved by email on October 5, 2024.

4. **Property Manager's Report**

Anthony "Tony" Serrano delivered the property manager's report stating that he has been extremely busy during the past weeks. The budget is underway and will be ready for the board's review shortly.

5. **President's Report**

Mr. Picotte reported that the roof on the clubhouse is scheduled for replacement by Blue Sky Roofing with a predicted to be completed November 1. He extended the thanks of the board and the unit owners to all the volunteers (board members, unit owners [from Annwood, Brentwood, Candlewood], others, and Willow Tree) who worked diligently to clean up the debris from Hurricane Milton. The board continues to work on this clean-up and states that tree removal will have to wait until tree removal companies can do the work for us. He urged all unit owners to remain patient while this work is being done. The County is working on hurricane clean-up in our area right now. It is not going to happen overnight; it is going to take time. The fence on Annwood is pretty much cleaned up. Once brush is removed on the Candlewood side, they will work that fence. The fence in #9 is in good condition.

Our clubhouse will be used as a polling place for three precincts this year (November 5th), and all members are urged to vote.

The Annual Meeting is scheduled for 11:00 am on December 5th, with individual association meetings to follow. The second notice of this meeting, containing the budget, will be mailed to members by Resource Property Management in November.

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

Mr. Kay reported the petty cash balance currently is \$337.35. He has given rental check to Mr. Serrano in the

amount of \$1,015. There are still some outstanding invoices.

7. **Unfinished Business**

- **Pool heater discussion committee:** After the second round of volunteer requests, we now have 13 volunteers for this committee. Since there are three volunteers in Association 1 and 2 and two volunteers from Association 3, the directors of those three associations will contact the volunteers to see which one will serve actively on the committee. The involved directors will need to notify Ms. Larson by the October 30th which individual from their association will participate. Even though not members of the committee, anyone may attend the committee meetings. Mr. Picotte is an ad hoc member of all committees, serves as chair of the committee, and can select the members of the committee. Once the membership is finalized, the names will become part of the next minutes recorded. Notice of all committee meetings will be sent out 48 hours in advance, and minutes will be taken. This committee finalization needs to be completed in the next week. Mr. Serrao will need to obtain new quotes/bids for the necessary equipment for this project.

Since this will represent a material alteration, it will require a vote of the full membership and 75% approval of the 173 units in our various associations. The committee will determine how the matter will be presented and how the costs will be communicated to the members.

- **Attorney Opinion – General Rules and Statute Documents:** Since this matter has been decided by the board based on problems that arose, this matter has been decided and will be removed from future agendas.

8. **New Business**

- **Clubhouse Security - Treats/Vandalism:** Association #6 pays recreation fees for the clubhouse and the swimming pool. President Picotte read the pertinent statutes and association rules. Recently there has occurred confrontations between Association #6 members and board members regarding behavior at the pool and the clubhouse. Mr. Serrano reported that Dot Thomas is the manager of Association #6, and he will visit with her to see how she can approach this issue and rectify it to the satisfaction of our Age 55+ Chateaux de Bardmoor unit owners. If necessary, we may change the rules following this discussion and perhaps attorney opinion.

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

#1 No report

#2 Garage Door Replacement, 8357 Candlewood Road – approved by email 09/20/2024

Motion: On motion made by Mr. Bonura and seconded by Mr. Scheldt, the board unanimously ratified the remodeling request above.

#3 New owner – 8412 Annwood – Jeffrey Cassell – approved by email 09/24/2024

Motion: On motion made by Ms. Boardman and seconded by Mr. Bonura, the board unanimously ratified the acceptance of the sale to the new owner as shown above.

#7 No report

#8 No report other than the fact that tree removal will have to wait until after cleaning from Milton is completed.

#9 8096 Candlewood has a large tree which needs to be added to the list for examination by the tree company which comes to work with us after Milton cleanup is completed.

#10 No report

10. **Next Meeting**

The next regular meeting is scheduled for Thursday, November 21, 2024, at 11:00 am.

11. **Adjournment**

There being no further business to come before the board, the meeting adjourned at 12:35 pm.

Prepared by Gayla Larson, Secretary, on October 24, 2024