

# LAKE PINELOCH VILLAGE CONDOMINIUM ASSOCIATION, INC.

Board of Directors

March 22, 2017

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## MINUTES

A meeting of the Board of Directors of Lake Pineloch Village was held at 1317 Lake Willisara Circle, Orlando, FL 32806. A quorum was present and this session was called to order by Burch Helm, President, at 6:31 p.m. Notice was published on the message board at the entrance of Lake Pineloch Village 48 hours in advance. An agenda was posted in the Management Office.

### **ROLL CALL/ESTABLISH QUORUM & VERIFY PROPER NOTIFICATION**

#### Board of Directors:

Burch Helm	President
David Peck	Vice President
Elizabeth Alonso	Secretary
Sandy O'Hern	Treasurer
Joe Krawczyk	Director
Gloria Lobnitz	Director

#### Management:

Greg Ashworth	Community Association Manager
Angela Smith	Community Association Manager
Katie Bishop	

### **MEMBER COMMENT PERIOD**

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two (2) minutes.

#### The following items were addressed:

Bill Sawyer – Expressed concerns about removal of many bushes and scrubs around the property. In addition, had questions about office face lift. Burch will address when we get there.

Member commented on tree removal by pool and Elizabeth explains the plan for replacement.

Gentleman approached Katie about boat slips and Burch explained the rules and regs. In re to this. Boat slips for present time will remain the way they are since there was not quorum to hold annual meeting and this is where boat slips are handing out. Right now, boat slips will remain. Next board meeting we will address the rules and regs as far as when the slips will be allocated and make the change so they aren't at the annual meeting. Board can change the date of when these will be allocated and it will be done at next meeting. If more than 7 it will be on lottery.

### **APPROVAL OF MINUTES**

UPON motion duly made by Gloria Lobnitz and seconded by Joe Krawczyk, the Board unanimously approved the minutes of the February 23, 2017 as submitted.

### **COMMUNITY MANAGER'S REPORT**

Presented by Katie Bishop, LCAM

**Treasurer's Report (Action May Be Taken)**

Presented by Sandra O'Hern, Board Treasurer.

Motion to accept treasurer report by Gloria Lobnitz, 2<sup>nd</sup> by Burch Helm, all board members in favor.

**1. COMMITTEE REPORTS (Action May Be Taken)**

**A. Budget & Finance Committee**

**ACTION ITEMS**

1. Budget & Finance Recommendations Based on Committee Requests.

- a. Landscape Committee: Spring Phase I & Arbor Work
- b. Architectural & Engineering Committee: Mailbox Replacement
- c. Office Face Lift Not to exceed \$7,500.00 from Pooled Reserves

Motion made by Joe Krawczyk to approve the office rejuvenation 2<sup>nd</sup> by Elizabeth Alonso, all in favor. Passed. Then amended to state taken from pooled reserves by Joe and all board members were in favor.

- d. Pool Furniture Powder Coat & Re-strapping assigned to manager to obtain three bids. Suggestion made to look at 2 long tables as well.

Burch instructed management to obtain 3 bids and bring back to board.

**B. Architecture & Engineering Committee**

**ACTION ITEMS**

1. Mail Box Cluster Replacement Recommendation

- a. Committee Recommendation: After further review of proposals, the committee recommends pursuing Creative Mailbox Solutions. Gloria Lobnitz makes a motion to accept Creative Mailbox proposal with a not to exceed of \$22,500 which includes trim work with the condition that the outgoing slots are to stay as they are not a separate box. Elizabeth Alonso 2<sup>nd</sup> motion, all board members in favor.

**C. Landscape Committee**

**ACTION ITEMS**

1. Spring Phase I Projects –Gloria Lobnitz makes a motion to accept Harris Landscape bid Not to Exceed \$13,364. Motion was seconded and all members in favor.

2. Arbor Work Spring – Elizabeth Alonso motions to accept the \$3,685.00 proposal from Johnathan Stirman including an aggressive trimming of lowquat tree behind building 27 and all other items stand. All board members in favor.

**D. Resident Relations Committee**

**NO ACTION ITEMS**

**E. Security Committee**

**NO ACTION ITEMS**

**F. Non-Owner Resident Committee**

Meetings to be held 2<sup>nd</sup> Monday of the month instead of 3<sup>rd</sup>.

**UNFINISHED BUSINESS (Action May Be Taken)**

Sandy O'Hearn motions to ratify previous vote \$1000.00 preventative maintenance program with Tanenbaum. Gloria Lobnitz 2<sup>nd</sup> the motion, all board members in favor. Passes

**NEW BUSINESS (Action May Be Taken)**

Discussion of Lakeside Gazebo Wifi Strength & Power

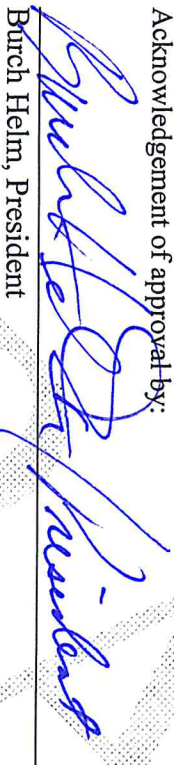
**MEMBER COMMENT PERIOD**

Members are encouraged to comment on items for future consideration. Please state your name and limit your comments to two (2) minutes.

Andrea Prehn~ Expressed concerns about leaves in beds and staff is not picking up the piles. Management will address.

**ADJOURNMENT called by Burch Helm at 8:32pm**

Acknowledgement of approval by:

  
Burch Helm, President

4/27/17  
Date

  
Elizabeth Alonso, Secretary

4/27/17  
Date