

LAKE PINELOCH VILLAGE CONDOMINIUM ASSOCIATION, INC.
Board of Directors
January 26, 2017
Lake Pineloch Village Management Office at 6:30 PM
1317 Lake Willisara Circle
Orlando, FL 32806

MINUTES

1. CALL TO ORDER

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 6:34 p.m.

2. ROLL CALL/ESTABLISH QUORUM & VERIFY PROPER NOTIFICATION

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.

Board of Directors Present:

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

3. 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:

Joy Kent – comment regarding estoppels, questionnaires and unable to receive onsite.

Leslie Blair – comment regarding performance of onsite management

4. APPROVAL OF MINUTES

November 17, 2016

UPON motion duly made by Gloria Lobnitz and seconded by Joe Krawczyk, the Board unanimously approved the minutes of the November 17, 2016 meeting as corrected.

5. COMMUNITY MANAGER'S REPORT

- In Board Packet for Reference

6. FINANCIAL REPORT (Action May Be Taken)

Presented by Sandra O'Hern, Board Treasurer.

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

A. **Budget & Finance Committee**

ACTION ITEMS

1. **Auditor Selection**

- a. After review of 3 providers, the committee recommends staying with the current provider, Arrington & Co

UPON motion duly made by Susan Storch and seconded by Gloria Lobnitz, the Board unanimously approved the engagement of Arrington & Co. to perform the 2016 Year End Financial Audit and Report.

2. **Mailbox Cluster Replacement**

- a. Committee recommends sending to A&E for further research and bids

UPON motion duly made by Gloria Lobnitz and seconded by Joe Krawczyk, the Board unanimously accepted the Budget & Finance Committee recommendation of moving the topic back to A&E, with Anne Stevenson to report back from the A&E Committee.

3. **Painting of 8 Buildings**

- a. Committee recommends sending to A&E to reassess the painting schedule and consider a 5 year versus 7 year schedule

UPON motion duly made by Joe Krawczyk and seconded by Gloria Lobnitz, the Board unanimously accepted to request A&E reassess the current paint schedule and consider revising from a 5-year to a 7-year plan and review the buildings for condition, as well as consider bringing on an additional painter. Roger McDonald to report back from A&E Committee.

4. **Replacement of 14 Flat Roofs**

Committee requested proposals for the flat roof replacements of each building from Tannenbaum. Board discussed received drawings of the by building flat roofs however a full proposal by building price breakdown is needed for cost analysis as well as for scheduling.

B. **Architecture & Engineering Committee**

NO ACTION ITEMS

C. **Landscape Committee**

NO ACTION ITEMS

D. **Resident Relations Committee**

ACTION ITEMS

1. **St. Patrick's Day Party**

March 11 @ 6 PM

E. **Security Committee**

ACTION ITEMS

1. **Pursue Bids for Extra Lighting in Boneyard**

2. **Pursue Bids for One High Definition Cameras for Mayer Street Fence Line**

UPON motion duly made by Susan Storch and seconded by Dave Peck, the Board unanimously agreed to pursue bids for extra lighting in Boneyard not to exceed \$500 as well as high definition camera not to exceed \$800 to observe the Mayer Street Fence Line.

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

A. New Website

1. www.lakepineloch.com

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

A. Suspension of Voting Rights for Homeowners Delinquent 90 Days or More

UPON motion duly made by Susan Storch and seconded by David Peck, the Board unanimously agreed to suspend the voting rights of unit owner's delinquent 90 days or more as well as suspend access to amenities.

B. Front Pond Refill Piping with Waterworks (Ratification)

C. Canal Pond Refill Piping with Waterworks (Ratification)

UPON motion duly made by Gloria Lobnitz and seconded by Elizabeth Alonso, the Board ratified the decision to accept proposal from Waterworks to install refill piping at the front pond as well as the rear canal to alleviate water level variances and provide ongoing function of water features.

D. Middle Pond Refill Piping Proposal

1. Proposal Review

UPON motion duly made by Susan Storch and seconded by David Peck, the Board unanimously agreed to accept the proposal for \$480 from Waterworks to install piping and equipment for middle pond refill.

E. OS&Y Valve Repair Front Waterfall

UPON motion duly made by David Peck and seconded by Joe Krawczyk, the Board unanimously agreed to accept the proposal for \$1650 from Waterworks to replace all three existing OS&Y valve

F. One Thousand Oaks Fence Line

1. Proposals Review – LPVCA Portion About \$11,000

UPON motion duly made by Susan Storch and seconded by Joe Krawczyk, the Board unanimously agreed to proceed with fence replacement along with One Thousand Oaks COA, with Lake Pineloch portion not to exceed \$10,644 with the amount to be taken from Pooled Reserves. Agreement to proceed is contingent upon any and all posts only being placed on One Thousand Oaks side of fence; denial to accept share of survey costs.

G. Fire Alarm Panel Repair Proposal

1. Review Proposal Post Inspection

UPON motion duly made by Sandy O'Hern and seconded by Gloria Lobnitz, the Board unanimously accepted the bid of \$4,803.28 presented from Millennium Fire & Security for the replacement and repair of the electric fire panels indicated in the proposal, with the monies to come from the Electrical Panels portion of reserves.

H. Rent Report

UPON motion duly made by Sandy O'Hern and seconded by Gloria Lobnitz, the Board unanimously moved to accept volunteers to form a rental committee for the purpose of monitoring the percentage of rentals in the community, make recommendation to the Board for the adoption of reasonable rules to ensure compliance with governing

documents, and that the committee produce a quarterly rental number report to provide to the Board.

I. Carport 20 A

1. Proposals Review

UPON motion duly made by Gloria Lobnitz and seconded by Sandy O'Hern, the Board unanimously moved to accept proposal from Tom Tannenbaum Roofing for the repairs at Carport 20 A.

10. **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.

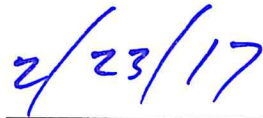
11. **ADJOURNMENT**

The Board adjourned the meeting at 8:30 p.m.

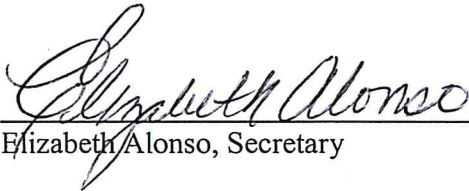
Acknowledgement of approval by:



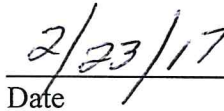
Burch Helm, President



Date



Elizabeth Alonso, Secretary



Date