

LAKE PINELOCH VILLAGE CONDOMINIUM ASSOCIATION, INC.
Board of Directors Meeting – October 26, 2017
Lake Pineloch Village Management Office at 6:30 PM

MINUTES

Meeting called to order at 7:13pm

Quorum was established by the following members below in attendance

Board of Directors:

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

Management:

David Estilette	Community Association Manager
Greg Ashworth	Director of CAM Development

MEMBER COMMENT PERIOD

APPROVAL OF MINUTES

Joe Krawczyk motions to accept the September 28, 2017 minutes as presented. Dave Peck seconds. All ayes. Motion passes.

Susan Storch motions we approve the Special meeting for 2018 Insurance Policy Renewal minutes on October 19, 2017. Gloria Lobnitz seconds. All ayes. Motion passes.

COMMUNITY MANAGER'S REPORT

David Estilette gives the managers' report.

TREASURER'S REPORT

Sandy O'Hern gives the treasurers report.

Susan Storch motions to accept the financial review from the treasurer's report. Joe Krawczyk seconds. All ayes. Motion passes.

Gloria Lobnitz motions to recommend to the Board the Hurricane cleanup is taken from the reserves. Susan Storch seconds. Elizabeth Alono abstains from the vote. 6 of the BOD members were in favor. 1 BOD member abstained from the vote. Since there is no conflict of interest. The abstained vote from the BOD member is a yes vote. Motion passes.

Dave Peck motions to accept the amended reserve schedule. Susan Storch seconds. All ayes. Motion passes.

COMMITTEE REPORTS

A. Budget & Finance Committee

No action items.

B. Architecture & Engineering Committee

No action items

C. Landscape Committee

Susan Storch motions we approve not to exceed \$2600.00 for the landscape committee to make the much-needed enhancements. Joe Krawczyk seconds. All ayes. Motion passes.

D. Resident Relations Committee

Gloria Lobnitz motions to approve the Evergreen Holiday lighting proposal for \$4751.52 with the recommendation from Budget and Finance to put it under the resident relations community events line item and explaining the variance. Joe Krawczyk seconds. All ayes. Motion passes.

E. Security Committee

- Security Alert

UNFINISHED BUSINESS

NEW BUSINESS

MEMBER COMMENT PERIOD

Meeting adjourned at 8:15pm.

LAKE PINELOCH VILLAGE CONDOMINIUM ASSOCIATION, INC.
MONTHLY MANAGEMENT UPDATE
Month of December 2017 – Board Packet

Administrative

Committee Meetings: Resident Relations met on November 7th, A & E met on the 8th, Landscape met on the 15th, Budget and Finance met on the 30th, No security meeting held.

Maintenance.

Pool Furniture: Budget and Finance has approved two new barstools for the lakeside pool. The proposal has been signed and sent over to the vendor for barstools to be ordered.

Carport: Carport repairs have been put on hold due to the amount of roof leaks with the rain. Hurricane Irma has further delayed this. Carport cleaning will resume as the maintenance team's schedule permits.

Pressure Washing: Maintenance is pressure washing on Thursdays and as requested. Dumpster areas have been added on their Thursday schedule and any other days their schedule permits. Maintenance has been coming in on Saturday's to pressure wash. The Main Blvd. is almost complete. Management contacted City of Orlando to inquire about actual dumpster clean out. Management is still getting a delayed response from the City. Management will follow up. Management asks that if you see bulk items to call the office so we can get them removed as soon as possible.

Fire Panel: Currently all systems are on line and working properly. No work has been done since the last meeting.

One Thousand Oaks Fence: Fence has been installed and painted. Mary brought us a check for a \$1000.00 to cover fence posts. Mary also brought us a check for \$1242.50 to cover half of the proposal cost to paint both sides of the fence. The fence is complete.

Work Orders & Service Requests: Continued work to eliminate as received. Service Requests scheduled within staff regularly scheduled work. Currently experiencing a lot of roof leaks and drywall repairs.

Painting: Building painting has stopped for the year. Painting will resume in 2018 once schedule has been determined. The remainder of 2017 will focus on window sills and stairs. Building 5 sills are now complete.

Landscape: The Budd Group is back to focusing on maintaining the property. Management walks the property on Friday's and then with the Budd Group every week on the following Monday at 9:30am.

Bollards: Bollards were installed. Alden started on the 6 remaining Bollards on 12.04.2017. There are four going in the courtyard between Salerno and Lake Pineloch Blvd. and 2 going in at the front pool. Will update during meeting.

Dock Repairs: Splash Marine is working on the dock. They have the main dock done and the gazebo partially done. They still need to finish the gazebo, floating dock, and the boat slips.

Rentals: Currently at 21.8% including units with family members living there. Management will re-evaluate before the next BOD meeting to ensure this is an accurate number.

Violations: Management continues to walk property for violations. Will resume in December/ January.

Storm Drains: Storm drains are scheduled to be cleaned in March 2018 after the fall.

Roofs: 2-year history spreadsheet was completed by management. Proposals are being dissected to ensure we are not continuously making repairs on roofs that need replaced. Currently have several roofs that need attention, scheduling and permits being pulled for replacement. Carport repairs have been put on hold to catch this up. Three Gutter cleaning RFP's for 2018 budget are now obtained.

Maintenance Shop: Maintenance cleaned their shop out completely and added new shelving for cleanliness, safety and to have a better understanding of their inventory. We added a fuel cabinet required by the Fire Marshal to store their fuel.

Asphalt Bids for 2018: Management has three bids ready to submit to the BOD in 2018.

Gutter Cleaning 2018: Management has obtained three bids for the gutters to be cleaned twice a year.

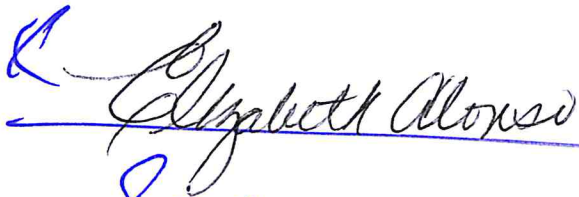
Front Fence on Michigan Update:

- On December 27, 2017 Stirman will be out here to remove the Bougainvillea.
- I am working with Herbert on the column. I am waiting on a confirmation for him to take care of the concrete pillar the first week of January.
- Datson Fence will be doing the work on the fence. They have made their order and it should be here by the same week the Bougainvillea is being removed. The fence should be getting installed the following week.

X 

President

12/7/17



Sec.