

**TERRACE III AT RIVER STRAND**  
**CONDOMINIUM ASSOCIATION, INC.**

**Annual and Organizational Meeting**  
**Tuesday, March 27<sup>th</sup> 2017**  
**River Strand Golf & Country Club**  
**7155 Grand Estuary Trail, Bradenton, FL 34212**  
**1pm**

**MINUTES**

The Annual Meeting and the Association Board of Directors Organizational Meeting of the TERRACE III at River Strand Condominium Association, Inc. was held on Monday, March 27<sup>th</sup> 2017 at 1pm at River Strand Golf and Country Club, 7155 Grand Estuary Trail, Bradenton, FL to conduct the business of the Association.

**I. Call to Order:**

The Annual meeting was called to order at 1:01 pm by Kasey Dick of ICON Management. A quorum was not established and was adjourned at 1:04pm. The Organizational Meeting was called to order at 1:05 pm.

**II. Introduction of Board Members and Management:** Board Members Martin Wells and Kent McCarl were present in person. Director Jim Flaherty was unable to attend. Also present, Property Manager Kasey Dick from Icon Management.

**III. Certification of Quorum and Proxies**

**IV. Proof of Notice of Meeting**

**V. New Business**

**A. Introduction of New Board Members**

- Director Kent McCarl made a motion to appoint Marty Wells as President and it was unanimously approved. President Marty Wells made a motion to appoint Kent McCarl as the Vice President and it was unanimously approved. President Marty Wells made a motion to appoint Jim Flaherty as Treasurer/Secretary, seconded by Kent McCarl and unanimously approved. President Marty Wells made a motion to appoint Kasey Dick as the Assistant Secretary, seconded by Kent MacCarl and it was unanimously approved.

**B. Florida Defects**

- It was requested Kasey Dick research the state's warranty on structural defects. Kasey will find out and will report her findings to the Board.

**C. Paint**

- It was requested Kasey Dick supply the Board with a small gallon of brown paint. Kasey Dick will get with maintenance.

#### **D. Pressure Washing**

- It was requested Kasey Dick reach out to get proposals on having the hallways and stairwells pressure washed. Kasey Dick will reach out to Cleaning Butlers.

#### **E. Maintenance Schedule**

- It was requested Kasey Dick create a maintenance schedule and to distribute to all homeowners for reference.

#### **F. Delinquent Homeowners**

- It was requested Kasey Dick reach out to the accounting department with ICON Management and write off any homeowner that is less than \$5 delinquent

#### **G. Schindler Elevator.**

- As of this date we have not received a call back from branch manager Lawrence Hilliard regarding the insurance claim filed in 2016.

#### **H. Building Inspection**

- A homeowner requested the Board consider having a building inspector inspect the buildings prior to signing the agreement with Lennar.

#### **I. Homeowner Request**

- A homeowner requested Kasey Dick send him several Association documents such as financials, the budget and audit.

### **VI. Adjournment**

With no further business to conduct, Vice President Kent McCarl made a motion for adjournment, seconded by President Marty Wells. Meeting was adjourned at 2:17 pm.

Respectfully Submitted,  
Kasey Dick  
Licensed Community Association Manager for  
*Terrace III Condominium Association, Inc.*