

**TERRACE IV AT RIVER STRAND**  
**ASSOCIATION, INC.**

**Board of Directors Meetings**  
**Tuesday, March 13, 2018**  
**River Strand Golf & Country Club**  
**7155 Grand Estuary Trail, Bradenton, FL 34212**  
**11:00 AM**

**MINUTES**

**CALL TO ORDER / CERTIFY NOTICE / ESTABLISH QUORUM:** Larry Liederman (Treasurer/ Secretary) called the meeting to order at 11:07 a.m. at River Strand Golf & Country Club, 7155 Grand Estuary Trail, Bradenton, FL.

**PROOF OF NOTICE OF MEETING:**

Director Larry Liederman confirmed that notice has been provided in accordance with Florida Statutes and the Association's governing document.

**CONFIRM A QUORUM IS PRESENT:**

Present were Directors Julius Haas and Larry Liederman. Patty Doll, Icon Licensed Community Manager, was present as well.

**APPROVAL OF PREVIOUS MEETING MINUTES: - February 21, 2018:**

After review of the February 21, 2018 minutes, Director Liederman discussed that his edits were not present. The approval of the minutes are pending the edit from Director Liederman.

**MANAGEMENT REPORT:**

Ms. Doll read her report to the Board of Directors and attending owners. The report contained a brief synopsis of the administrative items that Ms. Doll had worked on since the last Board meeting.

- a. Insurance Appraisal: Ms. Doll mentioned the report was finished and on today's agenda.
- b. Attorney Communication: Ms. Doll discussed the templated letter that was received by the Attorney. This item is on today's agenda. Ms. Doll will type up the letter in a word format and save in in the association file once the Board of Directors have reviewed and approved the letter.
- c. Dumpster Signs: Ms. Doll discussed the signs she had sent to the Board of Directors for review. After slight discussion was held concerning trash, a suggestion was made to have Ms. Doll e-blast a notice to all owners concerning trash. Ms. Doll asked Director Liederman to assist with the composition of this notice.
- d. Punch list / Warranty Contact Person: Ms. Doll discussed her coordinating a meeting with Lennar warranty representatives, Marty Fay and Tony Thornton. This item is on today's agenda.
- e. Web-Site Posts: Ms. Doll discussed that she had the flyer concerning the owners responsibilities and associations responsibilities posted to the web-site.
- f. Final Annual Meeting Notice: Ms. Doll informed all present she mailed out the final notice of the annual meeting will be mailed to all owners on March 13<sup>th</sup>.
- g. Cleaning Butler Light Bulb Contract: Cleaning Butlers informed Ms. Doll that the bulbs in the closet do not work. This items is on today's agenda.
- h. Light Bulb Repairs: Ms. Doll discussed the light bulb repairs since the last Board of Directors meeting. Building 6411 did not have any repairs and building 6509 had one light bulb repair at unit # 208, this repair is still pending at this time.
- i. Soffit Repairs: Ms. Doll informed all present that Colonial Roofing had informed her the repairs would be done around the 2<sup>nd</sup> week of March. This item is on today's agenda.

## **UNFINISHED BUSINESS:**

- a. Punch List Update: Discussion was held concerning the punch list. Ms. Doll had discussed in her management report that she is coordinating a meeting with Lennar warranty representative to walk the buildings and discuss the punch list.
- b. Discuss Prestar Services Insurance Appraisal: Discussion was held concerning the appraisal. Director Liederman requested Ms. Doll forward the appraisal to the association's insurance agent and inform them the appraisal list three different replacement costs and certain questions need to be answered. The questions are: What does the association need to do with the current policy and will the premium change per the appraisal.
- c. Review January Financials: Discussion was held concerning the financials. Director Liederman had a question concerning the building maintenance costs. Ms. Doll informed him that the costs were associated with Wrightway Services and the Board of Directors had approved the repairs. Director Liederman *motioned* and seconded by Director Haas to approve the January financials. *The motion passed unanimously.*
- d. Review Reserve Study Proposals: The reserve study proposals were presented and discussion was held. Ms. Doll presented the Board of Directors answers to their four questions asked from the previous board meeting. Custom Reserves is at a fair price and has credible references. Director Liederman *motioned* and seconded by Director Hass to approve at \$2,400 the Custom Reserves quote. *The motion passed unanimously.* Ms. Doll will inquire about the costs to have the study the stamped and inform the Board of Directors.
- e. Discuss Soffit Repairs: Discussion was held concerning what Colonial Roofing has already repaired and what is left for them to finish up. Ms. Doll will contact Colonial Roofing for a schedule update.
- f. Discuss Building 6411 Elevator Rest Status: discussion was held regarding the elevator car resting on the 1<sup>st</sup> floor when not in use. The request was made with Schindler and Ms. Doll has not been informed of this request being completed. Ms. Doll will request a copy of all technician work tickets regarding all elevator repairs and routine maintenance.
- g. Discuss 6411 Unit # 402 Dryer Vent: Ms. Doll discussed that Lennar warranty representative, Tony Thornton, informed her this is a homeowner's responsibility and is not covered under warranty. Director Liederman discussed this still needs to be inspected by Latite Roofing. Ms. Doll is in the process of getting Latite roofing to come out and inspect the roofs. At this time the Board of Directors will not be reimbursing the owner for costs of the dryer vent repair.
- h. Discuss Light Bulbs: Discussion was held concerning this and Ms. Doll discussed this in her management report. Director Liederman has the bulbs from Terrace III and will put them in the storage room for Cleaning Butler to use for light bulb repairs.
- i. Discuss Elevator: Discussion was held concerning receiving a quote to install a power surge protection on both elevators so power will not be interrupted. Ms. Doll is still working in this on this item.

## **NEW BUSINESS:**

- a. Review Delinquent Report: Discussion was held concerning the delinquent owners.
- b. Review Information Provided by the Associations Attorney Regarding sexual Predators & Notification to Owners: Ms. Doll discussed the letter and the parameters set forth by the Attorney. Ms. Doll will type up the letter in a word format and send it to the Board of Directors for approval and once approved, save it in the association file.

**NEXT MEETING DATE:** The next Board of Directors meeting is to be determined by the new Board of Directors. The Annual meeting is scheduled for March 28<sup>th</sup> at 6:00 p.m.

**HOMEOWNER FORUM:** Discussion was opened up for owners to comment or ask questions. Discussion was held concerning the annual meeting. Discussion was held concerning the cleaning of the dryer vents and budgeting for this starting in 2019. A request was made that Ms. Doll send out an email to all owners concerning Wrightway Information, Director Liederman will help compose this email.

**ADJOURNMENT:** As there was no further business to come before the Board, a *motion* was made by Director Liederman and seconded by Director Haas to adjourn the meeting at 12:11 pm. *The motion passed unanimously.*

Respectfully Submitted,  
Patty Doll,  
Licensed Community Association Manager for  
*Terrace IV at River Strand Condominium Association, INC.*