

**COACH HOMES III AT RIVER STRAND
CONDOMINIUM ASSOCIATION, INC.**

**Board of Directors Meeting
November 11th, 2014
River Strand Golf & Country Club
7155 Grand Estuary Trail, Bradenton, FL 34212
3:30pm**

MINUTES

The Board of Directors Meeting of the COACH HOMES III at River Strand Condominium Association, Inc. was held on November 11th, 2014, at 3:30 pm at River Strand Golf & Country Club, 7155 Grand Estuary Trail, and Bradenton, Florida to conduct the business of the Association.

- I. Call to Order:** The meeting was called to order at 3:30pm by Barry Walburn of ICON Management.
- II. Determination of Quorum:** Quorum was established with Directors Mekosh and Dimsey present. Also present Barry Walburn and Matt Koratich of ICON Management.
- III. Proof of Notice:** Proof of notice is on file as part of these minutes with ICON Management.
- IV. Approval of the minutes:** A motion was made by Director Mekosh to approve the minutes from the last meeting. Seconded by Director Dimsey. With none opposed the motion was passed.
- V. New Business:** Barry Walburn of ICON Management explained that the purpose of the meeting was to approve the proposed budget for 2015. The minutes show that Director Gilch joint the meeting shortly after call to order. At this time the Directors opened the meeting up to discussion and questions from the members concerning the budget. Explanation was given by Director Dimsey on the recent filing for flood map revision. The association is now in a X risk which is low to moderate risk. Director Dimsey explained that while this does exempt us from having to carry flood insurance, the association will continue flood coverage to protect the assets and because for the value of our coverage it doesn't make sense for the association to drop the coverage. Barry Walburn explained that we have increased the building maintenance budget in preparation for some inspections and necessary service to come this year. Also we have included a contingency line item to help offset roof repairs that have become troublesome for the association. A motion was made by Director Mekosh to increase the flood insurance line item by \$7000 to account for the projected increase in 2015 and to increase the contingency line item to \$3047.97. Motion was seconded by Director Gilch. None opposed the motion was passed. Barry Walburn to forward a copy of the owner responsibilities to the Board to distribute to the membership. Barry Walburn to have the photo cells on Coach Homes checked. Barry Walburn requested a motion to remove Barry Walburn as assistant

secretary and add Matt Koratich as assistant secretary due to Matt coming on to handle more of the sub association properties in River Strand. Motion was made by Director Mekosh and seconded by Director Gilch. With none opposed the motion was passed. Motion was made to include back flow inspections for the association in the budget at a significant savings for the membership by Director Dimsey. Motion was seconded by Director Gilch. With none opposed the motion passed.

VI. Adjournment

With no further business to conduct a ***motion*** was made by Director Mekosh to adjourn the meeting at 4:30PM, seconded by Director Dimsey. ***The motion passed unanimously.***

Respectfully Submitted,
Barry Walburn
Licensed Community Association Manager
For the Board of Directors of
Coach Homes III at River Strand Condominium Association, Inc.