

TERRACE III CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

**Thursday, August 31st 2017
9:30 AM**

**River Strand Golf and Country Club
7155 Grand Estuary Trail Bradenton, FL 34212**

MINUTES

I. Call to Order:

The meeting was called to order at 9:32 am.

II. Establish a Quorum: Board Members Jim Flaherty, Kent MacCarl and Marty Wells were all present via telephone or by person. A quorum was established. Also present, Property Manager Kasey Dick and Tesa Leal from Icon Management.

III. Approval of Meeting Minutes:

A. **June 29th 2017-** Director Kent MacCarl made a motion to approve the meeting minutes as presented. Director Jim Flaherty seconded the motion and the motion was unanimously approved.

IV. New Business:

A. **Review of Financials-** Review of the financials were done at this time. Property Manager Kasey Dick answered all questions or concerns.

B. **Pressure Washing Proposal-** After discussion it was decided to contract with Abel's Pressure Washing Services to perform pressure washing of the carports, parking spaces and sidewalks. Director Jim Flaherty will speak with Abel and be specific on what the Board is looking for. Property Manager Kasey Dick will coordinate with Abel to confirm the best date to have this work performed and will inform all residents.

C. **2017 Legislative Update-** ICON Management will send put together an update and send to the Board for their review at the next scheduled Board of Directors Meeting.

D. **Homeowner Roster-** Property Manager Kasey Dick will send the Board an updated homeowner roster.

E. **Maintenance Report-** Property Manager Kasey Dick will update the maintenance report and will resend to the Board of Directors.

F. Over Due Accounts-

- Discussion was held regarding a past due homeowner. President Marty Wells reached out to the individual homeowner directly along with several notices from ICON Management and no response was received. After discussion President Marty Wells made a motion to send the homeowner to collections. The motion was seconded by Director Kent MacCarl and was unanimously approved. Property Manager Kasey Dick will reach out to Kevin Wells office to find out their firms collection policies and also reach out to other collection agencies as well and will report her findings to the Board.
- Property Manager Kasey Dick will forward the Board of Directors the section of FL. Statue 718 where it pertains to collections

V. Old Business:

- A. Outstanding Punch List Items-** After discussion the only major outstanding punch list items are the broken sidewalk, paint on the railings and missing paint in the back out building 6515 Grand Estuary Trail. Property Manager Kasey Dick will reach out to Lennar again regarding these outstanding items.
- B. 2018 Budget-** Discussion was held regarding preparing for the 2018 budget. It was agreed to increase all utilities by 3% in addition to increasing for certain building maintenance items such as steam cleaning the elevator, hallways and entrance on a quarterly basis. Another line item that will be increased is 5% for insurance. We will continue to keep the Contingency line item at \$4500-\$5000.
- C. Posting Meeting Minutes on River Strand Website** – Kasey informed the Board she would send all 2017 Meeting Minutes to the Admin office of River Strand and request they be posted on the website.
- D. Repainting Update-** Property Manager Kasey Dick gave an update on the completed painting project of all of the hallways of both buildings 6515 & 6519 Grand Estuary Trail. Building 6515 Grand Estuary Trail #307 entrance was missed. The contractor has agreed to come back and repair.
- E. Due to Developer-** The Board is still waiting on a meeting with our current law firm, Kevin Wells. Property Manager Kasey Dick will reach out to Kevin Wells again to schedule a conference call with President Marty Wells and Kevin Wells.

VI. Owners Comments- Owners comments and questions were taken at this time.

VII. Adjournment

With no further business to conduct, Director Jim Flaherty made a motion to adjourn the meeting at 10:38 am. President Marty Wells seconded the motion. Meeting adjourned.

Respectfully Submitted,
Kasey Dick- LCAM
Terrace III Condominium Association, Inc.