

**TERRACE III CONDOMINIUM ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**Wednesday, February 22<sup>nd</sup> 2017  
10:30 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 10:33 am.

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

**III. Approval of Meeting Minutes:**

**A. January 18<sup>th</sup> 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. Meet with Schindler Elevator Representative-** Schindler Elevator was unable to attend and a meeting has been rescheduled.
- B. Capital Contribution-** Director Jim Flaherty made a motion to move \$5,000.00 from the Capital Contribution fund to the insurance deductible in the Reserves and the remaining balance into the operating account. Director Kent MacCarl seconded the motion and it was unanimously approved.
- C. Reserve Interest-** Director Jim Flaherty made a motion to move the Reserve Interest into the Painting Reserve line item. Director Kent MacCarl seconded the motion and it was unanimously approved.
- D. Mosquitos-** Several homeowners brought up the magnitude of recent mosquitos in the hallways and lanais. Kasey Dick will reach out to Pond Professionals and Shaun Fitzer regarding treatment of the lakes. In addition, she will reach out to Dale with Quality Pest Control to see if there is something he can do for the hallways.
- E. Water Usage-** Discussion was held regarding the water usage between both buildings. It was requested that Kasey Dick reach out to Manatee County to have the meters inspected. Also to confirm if the readings are an estimate or if they actually come out to check.
- F. Palm Trimming-** Homeowner of 6515 #308 requested TruScapes come out and trim a palm in the back of his property. Kasey Dick informed the Board and homeowner she would reach out to TruScapes to have this issue resolved.

**V. Old Business:**

- A. Punch List Update-** The homeowners were informed that Marty Wells would be meeting with David Negip who is the Vice President of Community Development with Lennar homes. The

purpose of the meeting it to review the outstanding punch list items and discussion regarding the “Due to Developer”

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

**VII. Adjournment**

With no further business to conduct, President Marty Wells made a motion to adjourn the meeting at 11:58 am. Director Kent MacCarl seconded the motion. Meeting adjourned.

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