

TERRACE III CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

**Thursday, June 29th 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 9:34 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 from Icon Management.

III. Approval of Meeting Minutes:

- A. **April 20th 2017-** President Marty Wells 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. **Elevator Floor Cleaning-** Director Jim Flaherty and Property Manager Kasey Dick updated the Board on the quality of the pressure washing done by Stanley Steamer. Both felt the company did an excellent job at such a low cost.
- C. **Minutes on River Strands Website-** After discussion it was decided Property Manager Kasey Dick would send the minutes to the administrative office of River Strand and request they be placed on the website.
- D. **Smoking Policy-** Discussion was held regarding a implementing a smoking policy for both buildings. After discussion it was agreed that we would put together a courtesy reminder on the bulletin board. At this time management has received little to no complaints from residents of this association.
- E. **Dumpster Pressure Washing-** Property Manager Kasey Dick informed the Board that Abel's Pressure Washing could pressure wash our dumpster area for \$30. After discussion it was agreed to use this vendor to have this work performed.
- F. **Elevator Floor Power Washing** – Add to 2018 Budget 2X annually = \$200
- G. **Financials** – Send a copy to Kathy Born Monthly.
- H. **Elevator Pitts** – Kasey to ask Schindler to clean
- I. **BOD Meetings-** We should have a sign in sheet

V. Old Business:

- A. **Floor Painting Schedule-** Property Manager Kasey Dick updated the Board regarding the status of repainting the floors on both buildings. She will properly notify residents in advance and will work with Director Jim Flaherty to make arrangements for resident's front floor mats.

B. Completed Projects- Property Manager Kasey Dick updated the Board and residents of the projects that were completed in 2017.

C. Roof Trusses – Kasey to find Engineering firm to Quote on providing an inspection

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

VII. Adjournment

With no further business to conduct, Director Marty Wells made a motion to adjourn the meeting at 10:53 am. President Marty Wells seconded the motion. Meeting adjourned.

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