

TERRACE III CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday, September 28th 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 9:35 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. **August 31st 2017-** Director 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. Upon review it was discovered that the phone lines are over budget. Property Manager Kasey Dick will look into this and will let the Board know her findings. All other questions were answered at this time.

B. **Kevin Wells Discussion re: Due to Developer-** Discussion was held regarding the meeting date with attorney Kevin Wells. Kasey Dick will reach out to him again to set up a meeting with him and President Marty Wells. During that time we will discuss the “Due to Developer”

C. **Naples Proposal-** Discussion was held regarding Naples Electric’s suggestion on having all panel boxes inspected. After discussion it was agreed at this time to only have Quality Pest Control spray around all boxes. In addition Naples Electric has informed the Association they will no longer be servicing this area. Property Manager Kasey Dick is researching other vendors who will be able to provide Alarm Monitoring services. She will try to find a vendor who also inspects the fire extinguishers and fire sprinklers as well.

D. **Hurricane Irma Update-** Property Manager Kasey Dick gave the Board an update regarding the damage by Hurricane Irma.

- Soffit damage to 6519, near unit 402. Kasey has spoken with contractor to repair.

- Water damage in 6515, unit 302 - Wrightway Restoration contracted to repair – Cost \$2500 maximum
- Palm trees down – Kasey trying to get a contractor to stand them up. ETA is week of Oct 2
- Dumpster doors were damaged. Contractor assigned the work
- Some homes lost their screens, that is the owners responsibility to replace

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V. Old Business:

- A. Outstanding Punch List Items-** Discussion was held regarding the damaged sidewalk that Lennar agreed to do. After discussion it was agreed that we would give them 30-60 days to complete the outstanding items.
- B. 2018 Budget-** Discussion was held regarding preparing for the 2018 budget. Property Manager Kasey Dick has completed the draft budget and will send to the Board for their review.
- C. Outstanding A/C Re: 6515 #404-** Property Manager Kasey Dick will be meeting with a collection agency on October 3rd and will handle the over at that point. She will find out if the homeowner is in arrears in River Strand as well and will let the Board know her findings.
- D. Legislative Update-** Property Manager Kasey Dick will give an update at the next meeting
- E. Kevin Wells Discussion-** Attorney Kevin Wells was unable to meet prior to this Board Meeting. Property Manager Kasey Dick will try and reschedule
- F. Posting of Meeting Minutes to River Strand Website-** Property Manager Kasey Dick will follow up with the River Strand office and request these meeting minutes be posted.
- G. Painting Update-** The painting project has been completed and the invoice has been paid.

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

VII. Next Meeting Date: The next meeting date is scheduled for Friday October 27th at 9:30 at the River Strand Clubhouse.

VIII. Adjournment

With no further business to conduct Director Jim Flaherty made a motion to adjourn the meeting at 10:25 am. Director Kent MacCarl seconded the motion. Meeting adjourned.

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