

TERRACE IV CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday, April 27th, 2017

6:00 PM

7155 Grand Estuary Trail Bradenton, FL 34212

MINUTES

I. Call to Order:

The meeting was called to order at 6:10 pm

II. Establish a Quorum: Board Member Larry Liederman was present in person while Board Members Nicholas Incontrera and Julie Haas were present via telephone. A quorum was established. Also present, Property Manager Kasey Dick from ICON Management.

III. Approval of Meeting Minutes:

A. **March 22nd Meeting Minutes** Director Julie Haas made a motion to approve the meeting minutes as presented. Director Nicholas Incontrera seconded the motion and the motion was unanimously approved.

IV. New Business:

A. **Did You Know- Re: Secondhand Smoke-** After review and discussion regarding the draft "Did you Know; Secondhand Smoke" director Larry Liederman made a motion to distribute the notice as presented. Director Julie Haas seconded the motion and it was unanimously approved.

B. **Attorney Retainer-** The retainer that was submitted by Stephen Thompson was reviewed by the Board of Directors. After discussion it was decided that Larry Liederman and Kasey Dick would have a conversation with Mr. Thompson either by conference or by person. After this conversation was held, Director Liederman will share his impression and recommendation with the remaining Board Members.

C. **Punch List Update-** It was requested that Kasey Dick receive confirmation from Lennar on the items they would agree to take responsibility for from the original punch list. The Board would like to have an answer no later than May 15th.

D. **Elevator Call Button-** Director Larry Liederman informed the Board and homeowners that the emergency call button located in the elevator connects with Schindler Elevator, not 911. It was requested Kasey Dick reach out to Schindler Elevator to include Larry Liederman, in addition to Kasey Dick as an emergency contact should someone get stuck. Nicholas Incontrera will be the third contact followed by Alert Protective Services.

E. Front door peephole- After discussion it was decided the Board of Directors would, in the Association's next newsletter, refer residents to "Nextdoor" if they would like to obtain installation references from their neighbors. Any resident with intentions to have a peephole installed must submit the proper ARC Application.

V. Owner Comments – a request was made to explore installing bike racks in the unassigned closets on each floor of both buildings.

VI. Next Scheduled meeting
The next Board meeting will be held on **May 25th at 10:30am.**

VII. Adjournment
With no further business to conduct, Director Julie Haas made a motion to adjourn the meeting at 7:25 pm. Director Nicholas Incontrera seconded the motion.
Meeting adjourned.

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