

**TERRACE IV CONDOMINIUM ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**Thursday, May 25<sup>th</sup>, 2017**

**10:30 AM**

**7155 Grand Estuary Trail Bradenton, FL 34212**

**MINUTES**

**I. Call to Order:**

The meeting was called to order at 10:35 am

- 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. **April 27<sup>th</sup> Meeting Minutes** Director Julie Haas made a motion to approve the meeting minutes as presented. Director Larry Liederman seconded the motion and the motion was unanimously approved.

**IV. New Business:**

- A. **Discussion regarding interest charges on past due assessments-** Discussion was held regarding beginning to charge interest on past due assessments. After discussion it was requested Kasey Dick reach out to our accountant and begin this process.
- B. **Gate Access for Delinquent Homeowners-** Discussion was held regarding suspending gate access for any delinquent homeowners. Director Larry Liederman made a motion for the Board to draft a request to the Board of Directors for River Strand to see if they will agree to disconnect remote access for any homeowner 60 days or more delinquent. The motion was seconded by Director Nicholas Incontrera and was unanimously approved.
- C. **Golf Course Maintenance-** Discussion was held regarding the time the golf course maintenance crew begin their work. Director Larry Liederman informed the Board the current language in the purchase related documents state: "From sunrise to sunset." After discussion it was decided the Board would draft a letter to the Board of Directors for River Strand and request that golf course maintenance on Sanctuary holes 4, 5, and 6 commence no earlier than sunrise and cease no later than sunset..
- D. **Bike Rack Update-** Property Manager Kasey Dick showed Director Larry Liederman some different styles of bike racks that we could order from Amazon.

At this time it was decided to order one as a test and have maintenance install it. Once we have confirmation the test bike rack will work for our residents we will begin ordering more for the storage rooms.

- E. Elevator Maintenance Quotes Update-** Property Manager Kasey Dick informed the Board that we had received a quote from Thyssen Krupp along with Florida Elevator. At this time, it was only requested that Kasey Dick share this proposal with the Board for their review.
- F. Update on discussion with law firm and recommendation-** Discussion was held regarding the Law Firm Najmy Thompson. Director Larry Liederman made a motion to sign the retainer with this firm. The motion was seconded by Director Nicholas Incontrera and was unanimously approved.
- G. Discuss and sign investment account paperwork-** Discussion was held regarding the documentation we received from BB&T. Directors Larry Liederman and Nicholas Incontrera will both need to sign the forms. Property Manager Kasey Dick will send this information to Director Nicholas Incontrera at his secondary home.
- H. Parking Stickers-** Discussion was held regarding installing parking space stickers similar to Terrace III at River Strand. After discussion Director Larry Liederman made a motion to table this specific maintenance item for a future date. Director Julie Haas seconded the motion and it was unanimously approved.
- I. Punch List Update-** It was requested that Kasey Dick convert the existing punch list into a spreadsheet format so it can be easier to track when specific items have been addressed. Kasey Dick will work on this and will resend to the Board for their review.

**V. Owner Comments** – Owners comments were taken at this time.

**VI. Next Scheduled meeting**

The next Board meeting will be held on **June 29<sup>th</sup> 2017 at 6pm.**

**VII. Adjournment**

With no further business to conduct, Director Larry Liederman made a motion to adjourn the meeting at 12:29 pm. Director Julie Haas seconded the motion.

Meeting adjourned.

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