

TERRACE IV CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

**Friday, January 20th 2017
10:00 AM**

7155 Grand Estuary Trail Bradenton, FL 34212

MINUTES

I. Call to Order:

The meeting was called to order at 10:06 am

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

III. Approval of Meeting Minutes:

A. December 12th Meeting Minutes Director Larry Liederman made a motion to approve the meeting minutes as presented. President Marti Bullard seconded the motion and the motion was unanimously approved.

IV. New Business:

A. ARC Application-

- **6509 Grand Estuary #106 (Installation of front screen door)-** Director Larry Liederman made a motion to approve the ARC application as presented. Director Julie Haas seconded the motion while President Marti Bullard abstained due to not being there in person. Motion passes.
- **6411 Grand Estuary #106 (Installation of front screen door)-** Director Larry Liederman made a motion to approve the ARC application as long as Kasey Dick confirms the frame will be bronze. Director Julie Haas seconded the motion while President Marti Bullard abstained due to not being there in person. Motion passes.
- **6411 Grand Estuary #103 (Installation of motion light)-** Director Larry Liederman made a motion to approve the ARC application as presented with two requirements, one that the light will not project or interfere with other units and the second requirement being that it must be affixed to the ceiling. Director Julie Haas seconded the motion while President Marti Bullard abstained due to not being there in person. Motion passes.

- B. Grill Discussion-** Discussion was held regarding the latest change in the NFPA fire code regarding electric grills. It was requested that property manager Kasey Dick draft a cover letter within one to two weeks explaining the change and send it to the Board for final approval.
- C. Meeting Agendas-** It was requested that Kasey Dick begin sending out the agendas via email and as soon as it has been approved by the Board of Directors.
- D. Pet Station-** It was requested that Kasey Dick reach out to Shaun Fitzner to request additional pet pick-up stations closer to Terrace IV. Kasey will reach out to Shaun with this request.
- E. Schindler Billing-** Director Larry Liederman requested that Kasey Dick reach out to Schindler regarding the errors in billing and requests a conference call by the following Tuesday. It was requested that either the account manager or controller attend the conference call and that the error get resolved no later than Friday January 27th. Kasey Dick will reach out and will report her findings with the Board.
- F. Roof Inspections-** Discussion was held regarding the roof inspection report we received from Colonial Roofing. It was requested that Kasey Dick share Colonial Roofing's report with Lennar to see how they would respond.
- G. Punch List Update-** Kasey Dick will walk the property with Alan Flanagan with Lennar to go over the punch list.

V. Next scheduled meeting- The next scheduled Board meeting will be held on **Thursday February 23rd at 10am.**

VI. Adjournment

With no further business to conduct, Director Larry Liederman made a motion to adjourn the meeting at 11:39 am. Director Julie Haas seconded the motion.

Meeting adjourned.

Respectfully Submitted,

Kasey Dick- LCAM

Terrace IV Condominium Association, Inc.