

**TERRACE IV CONDOMINIUM ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**Thursday, February 23, 2017**

**10:00 AM**

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

**MINUTES**

**I. Call to Order:**

The meeting was called to order at 10:07 am

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

**III. Approval of Meeting Minutes:**

A. **January 27th 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. **Review of financial statement-** Property manager Kasey Dick will submit the financials once she has received and reviewed them. Director Larry Liederman requested a completed list of Schindler Elevator invoices from the date of Turnover. Kasey Dick will get with the accountant and provide this information.
- B. **Punch List Update-** Discussion was held regarding the status of the punch list that was provided to Lennar. It was requested that Kasey Dick reach out to Alan Flanagan with Lennar to receive confirmation as to what Lennar will take responsibility for and what they will not. The Board would also like a deadline on the items they will repair/correct.
- C. **Window Cleaning Bids-** Property Manager Kasey Dick provided the proposals she received to have all the windows cleaned. After review and discussion, Director Larry Liederman made a motion to contract with Dutchman Window Cleaning. Director Julie Haas seconded the motion and it was unanimously approved.
- D. **Insurance Coverage-** Discussion was held regarding the Association's umbrella policy. It was requested that Kasey Dick reach out to Brown and Brown Insurance to receive pricing for increasing our Umbrella Policy from 5 million to 10 million. Kasey Dick will reach out to our agent and will report her findings to the Board.
- E. **Turnover Audit-** Director Larry Liederman requested Kasey Dick inquire with her supervisor to verify if there is a deadline for the Association to respond to the

Developer regarding the audit. Kasey Dick will find out and will report her findings to the Board.

- F. Elevator-** Discussion was held regarding the emergency call button in the elevator. It was requested Kasey Dick order a sign to be placed near the button that states “This button calls 911 only”. In addition, it was requested that Kasey Dick also include a list of emergency contacts in the elevator which she will do.
- G. Gutters-** Discussion was held regarding the lack of gutters specifically near the A/C units. Residents expressed their concern of damage to their A/C units. The Board informed residents the lack of gutters is included in the original punch list that was given to Lennar, however they would request that Kasey Dick get proposals at this time.
- H. Smoking Restrictions-** Discussion was held regarding possibly putting restrictions in place in regards to smoking in the common areas of the condominium. The Board of Directors will put together a “Smoking Survey” to all homeowners in regards to this before any decision is made. The resident who brought the concern up will draft something for the next Association Newsletter in addition to possibly writing her neighbors a note.
- I. Pet Concern-** A resident expressed concern regarding a dog that was not being restrained properly while being walked. A courtesy letter was previously sent. After discussion, it was requested Kasey Dick reach out to the homeowner and schedule a meeting with Larry Liederman to discuss in more detail.
- J. ARC Application**
- *6411 #203 (Front Screen Enclosure)-* After review of the application Director Larry Liederman made a motion to approve the application contingent upon receipt of the diagram from the vendor and confirmation from ICON Management that it meets standard requirements. President Marti Bullard seconded the motion and it was unanimously approved.
  - *6509 #104 (Front Screen Enclosure)-* After review of the application, Director Larry Liederman made a motion to approve the application as submitted. Director Julie Haas seconded the motion and it was unanimously approved.

**V. Next scheduled meeting-** The next scheduled Board meeting will be held on **Wednesday March 22<sup>nd</sup> at 10am.**

**VI. Adjournment**

With no further business to conduct, President Marti Bullard made a motion to adjourn the meeting at 1:01 pm. Director Larry Liederman seconded the motion. Meeting adjourned.

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

