

**TERRACE IV CONDOMINIUM ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**Friday September 1st, 2017**

**11:00 AM**

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

**MINUTES**

**I. Call to Order:**

The meeting was called to order at 11:03 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 and Tesa Leal from ICON Management.

**III. Approval of Meeting Minutes:** June 29<sup>th</sup> Meeting Minutes Director Larry Liederman made a motion to approve the meeting minutes as presented. The motion seconded by Directors Julie Hass and was unanimously approved.

**IV. New Business:**

- A. **Smoking Survey Results:** Discussion was held regarding the response from the recent smoking survey. After discussion it was decided to table until the next scheduled Board of Directors Meeting. It was requested Kasey Dick scan all results with comments to the Board for their review.
- B. **Bike Rack Update-** Maintenance installed the second version of the bike rack. Director Larry Liederman agreed it was a good choice, however after discussion it was decided to table until the Budget was reviewed.
- C. **Punch List Update-** It was requested that Kasey walk through the community with Director Nicholas Incontrera upon his return to list the most important items that we feel Lennar should be responsible for.
- D. **Financial Statements: -** Financials were reviewed at this time and Property Manager Kasey Dick answered all questions and concerns.
- E. **Schindler Credit Update:** Director Liederman made a motion that Property Manager Kasey Dick schedule another conference call within two weeks (September 15th) with Schindler Elevator. The attendees of the conference call will include Director Larry Liederman, Kasey Dick and Eileen O'Neil with Schindler Elevator.
- F. **Should we open a merchant account to enable payment of dues by credit card. If so, who will pay the fee?** BB&T currently has a policy in place for credit card transactions and Property Manager Kasey Dick will share this information with all Terrace IV residents.

- G. Status of New Investment Account to Be Used to Purchase Higher Yielding CD's-** Kasey Dick will send to Director Liederman once she receives more information.
- H. Timing of Next Newsletter and topics to include:** It was discussed that the next newsletter be sent out Mid-October with an update of items on the last newsletter which include peepholes, reminding residents of the emergency elevator policy, smoking, bike racks, and a Q&A regarding the Budget.
- I. Discuss Potential Changes for Next Year's Budget.** Discussion was held regarding potential changes for the 2018 budget. These specific changes include the parking lot space numbers, an additional reserve line item for pavement, pressure washing and dryer vent cleaning.

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

**VI. Next Scheduled meeting**

The next Board meeting will be held on **September 27<sup>th</sup> at 8:30am.**

**VII. Adjournment**

With no further business to conduct, Director Larry Liederman made a motion to adjourn the meeting at 1:16pm. Director Julie Haas seconded the motion. Meeting adjourned.

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