

TERRACE IV CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

**Thursday, September 29th 2016
10:00 AM**

7155 Grand Estuary Trail Bradenton, FL 34212

MINUTES

I. Call to Order:

The meeting was called to order at 10:05 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. **Turnover Meeting Minutes (September 1st 2016)**- 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.
- B. **Organizational Meeting Minutes (September 6th 2016)**- 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. **Meeting with TruScapes to go over contract**- Owner Llomell LLorca along with two TruScapes representative attended. After discussion it was agreed that TruScapes would modify the landscape contract to include a more detailed scope of work in regards to the pest control they offer pertaining to turf and shrubs. TruScapes also will list all insects they do not treat for.
- B. **Punch List Review**- After review of the primarily punch list, the Board agreed to have Kasey Dick submit it to Lennar for their review.
- C. **ARC Application Review and Approval**-
- 6411 #105- Installation of motion light for front door
 1. Director Larry Liederman made a motion to approve the ARC application as presented as long as the light is mounted correctly.
 - 6411 #404- Installation of door knocker with peephole
 1. Director Larry Liederman made a motion to approve the ARC for the peephole installation. After discussion, the door knocker was denied due to the noise for surrounding

neighbors. The motion was seconded by Julie Haas and unanimously approved.

- 6411 #406- Installation of front door screen-
 1. Director Larry Liederman made a motion to approve the ARC as presented. The motion was seconded by Marti Bullard and was unanimously approved.

V. Next scheduled meeting- The next scheduled Board meeting will be held on **Monday October 24th at 10am.**

VI. Adjournment

With no further business to conduct, Director Larry Liederman made a motion to adjourn the meeting at 12:00 pm. Director President Marti Bullard seconded the motion. Meeting adjourned.

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