

Meeting Minutes for Chateau Belleair Condominium Association, Inc.

Meeting Type Monthly Board Meeting

Meeting Date 4/15/2019

Location Hope Presbyterian Church, 1698 S. Belcher Rd., Clearwater, FL 33764

Attendees Corey Palmer, President, Carol Hallstein, Vice President, Donna Kerns, Secretary and Jerry Smith, Director present. Frank Turano, Treasurer absent. Property Manager, Lori Lansing in attendance.

Call to Order 6:34 PM

Minutes Approval: Board quorum confirmed. Proof of Notice posted.

 Motion made by Frank and seconded by Donna to waive the reading and to approve the 3/18/19 meeting minutes as presented. Motion carried.

Treasurer's Report: None

Old/New Business: Bill from S & S Landscaping met with Carol and Jerry regarding landscaping around the B building. Lori will follow up with Bill for an estimate. Corey added this may not be the best time to start a new project and this will be discussed at a future meeting. Frank commented that maybe it would be a good idea to present estimates on completing all the landscaping. Lori will obtain an estimate to trim Palm trees.

 It was brought to the Board's attention that the garbage truck collecting trash from the private homes by the D building was trespassing on our property. A resident provided pictures. Lori stated she had spoken with the trash company who said they would deal with the issue and be responsible for any damages. Lori will contact the trash company and escalate.

 Lori contacted Piper who will do the signs "System not monitored. Call 911". Motion made by Corey and seconded by Jerry for Piper to complete and install signs for all four buildings at \$272 plus \$200 installation. Motion carried. Motion made by Frank and seconded by Donna for Piper to replace electronic fire panel. Motion carried.

 Matt changed out light bulbs with LED bulbs in all exit signs and will paint the fire hydrant.

 Bees were removed from C30. Lori will find a drywall vendor for repairs. A resident commented that bees were still present and will forward photos

to Lori. No warranty was accepted at the service call for the bees found in the B building column. Lori will contact and have them walk the property.

The Board reviewed the new entrance signs prior to final completion. Motion made by Frank and seconded by Carol to approve with stated changes.

The Board will reconvene within 60 days to count proxies for the fence approval. 93 in total needed. Currently, 63 received with 48 in favor and 15 not in favor.

Time Adjourned: Motion made by Donna and seconded by Frank to adjourn at 7:30.
Motion carried.