

DEC 5, 2022

BOARD OF DIRECTORS
CHATEAU BELLEAIR CONDO ASSOC.

EXECUTIVE SESSION TO DISCUSS PERSONEL 7:12 PM
SEE MINUTES OF ANNUAL BUDGET & MONTHLY
MEETING THIS DATE FOR ATTENDANCE

- A. LIEN / FORECLOSURE PROCEEDINGS ON D-17, TOM LAJOIE. A LIEN HAS BEEN PLACED AND MR. LAJOIE HAS UNTIL 12/24/22 TO COMPLY. IF HE FAILS TO SATISFY THE LIEN, WE CAN PROCEED WITH FORECLOSURE. THERE IS NO MORTGAGE
- B. THERE ARE 3 APPLICANTS TO FILL THE POSITION OF PART TIME MAINTENANCE MAN
 - 1. A COUPLE (MAN & WIFE) THAT DO CLEANING & MAINT. BUT DO NOT LIVE A RIGID SCHEDULE I.E. MON, WED & FRI.
 - 2. RESIDENT OF B-11, ALEX WHO WORKS PART TIME FOR A HOME RENOVATING CO. ALTHO, VERY QUALIFIED, HE OFTEN IS REQ'D TO WORK 2 OR MORE DAYS IN A ROW, ALSO ELIMINATING OUR NEED FOR M, W & F
 - 3. MARK HADD, D-2 APPEARS WILLING & QUALIFIED. RICK BEHN, TOM BOWEN & I WILL INTERVIEW HIM.

Pa 2 of 2

DEC 5, 2022

EXECUTIVE SESSION OF BO of DR.
CHATEAU BELLEAIR CONDO ASSOC.

- C. Neighbors of D-13 ARE GETTING CONCERNED ABOUT THE CONDITION OF THE UNIT BOTH THE EXTERIOR & INTERIOR. THE OCCUPANTS APPEAR TO BE HOARDERS AS THE UNIT IS CLUTTERED & PILED HIGH W/ DIRTY DISHES & WHAT-ALL, AS EVIDENCED BY MERELY WALKING BY THE WINDOW. WE ARE CONCERNED ABOUT ATTRACTING VERMIN. IT HAS REACHED THE STAGE THAT THE HEALTH DEPT. NEEDS TO BE ALERTED.
- D. IT WAS REPORTED THAT A CANOE, BELONGING TO ANDREW QUAGLIANI OF B-15 IS STILL CHAINED & LOCKED IN THE PARKING SPACE BELONGING TO B-30 AFTER SEVERAL REQUESTS TO REMOVE IT. MGMT IS TO SEND A LETTER GIVING HIM 14 DAYS TO REMOVE IT OR WE WILL HAVE IT REMOVED.

ADJOURNED @ 7:40

RESPECTFULLY

WILLIAM D. BROWN - SEC'Y



Pg 1 of 2

DEC 5, 2022

MONTHLY BOARD OF DIRECTORS MEETING OF
CHATEAU BELLEAIR CONDO ASSOC.

HOPE PRESBYTERIAN CHURCH

1698 S. BELCHER RD.

CLEARWATER, FL 33764

MEETING CALLED TO ORDER @ 6:47 BY PRES. PALMER

OTHER BD. MEMBERS PRESENT:

V.P. LINDA PABST - VIA PHONE

SECY - BILL BATON

AT. LARGE - RICK BEAN

TOM BOWEN

DONNA KERINS

ABSENT - FRANK TURANO

FROM AMERITECH - BEVERLY

MINUTES FROM THE LAST 2 MEETINGS WERE APPROVED
ROOF PROJECT UPDATE - NO CHANGES FROM NOV 7 MTG.

WE STILL NEED A STRUCTURAL ENGINEER REPORT
BY THE END OF 2024. AND WE STILL FEEL
THE ROOF REPLACEMENT WILL BE BETWEEN
\$ 450,000 - \$ 500,000. THERE IS ONE COMPANY
LOCALLY THAT CAN PROVIDE BOTH BIDS. COREY
IS LOOKING INTO IT.

A PLUMBING LEAK IS STILL APPEARING IN THE
BATHROOM OF D-1. IT SEEMS TO BE A
FRESH WATER LEAK RATHER THAN A
SOIL PIPE BREAK. MAMIT WILL CONTACT

MONTHLY MEETING OF DEC. 5, 2022 CONT'D

" I FIND A LEAK" TO INVESTIGATE
STATUS OF PENDING LIEN/ FORECLOSURES WILL
BE TAKEN UP IN AN EXECUTIVE
SESSION FOLLOWING THIS MEETING


OTHER BUSINESS: IT WAS NOTED THAT THE
IRRIGATION SYSTEM NEEDS TO BE RE-
ADJUSTED, ESP IN FRONT OF A BLDG
WHERE THE SPRINKLERS ARE HITTING THE
BLDG INSTEAD OF THE GRASS & SHRUBS
S&S WILL BE NOTIFIED

DON JONES MENTIONED A CONCERN THAT MORE
SHOULD BE DONE WITH REPLACING SOME PLANTING
IT WAS EXPLAINED THAT EXPENDITURES BEING
UP & RESERVES BEING DOWN, IT WOULD HAVE
TO WAIT.

IT WAS SUGGESTED THAT WE CHANGE ALL COMMON
LITING TO L.E.D. BULBS. BO APPROVED

~~IT WAS~~ IT WAS NOTED THAT WE MUST BE FULLY
FUNDED BY 2025

Approved
2/6/23

MEETING ADJOURNED 7:04
RESPECTFULLY SUBMITTED

WILLIAM D. BACON
SECRETARY

DEC 5, 2022

ANNUAL BUDGET MEETING OF
CHATEAU BELLEAIR CONDO ASSOC.
HOME PRESBYTERIAN CHURCH
1698 S. BELCHER RD
CLEARWATER, FL. 33764

MEETING CALLED TO ORDER @ 6:04 BY PRES.

COREY PALMER - WE HAD A QUORUM OF BOARD

OTHER BOARD MEMBERS PRESENT:

V.P. - LINDA PARST - VIA PHONE

SECY - BILL BACON

AT LARGE - RICK BEAM

TOM BOWEN

DONNA KERINS

ABSENT - TREATS, FRANK TURANO

THERE WAS NO QUORUM OF THE MEMBERSHIP:

PRESENT & PROXYS TOTALED 46; 14 SHY.

REPRESENTING MGMT - BEVERLY NUEBECKER

THE BOARD VOTED IN FAVOR OF:

WAIVE FINANCIAL REPORTING - YES

" FULLY FUNDING THE RESERVES - YES

" ROLL OVER EXCESS FUNDS - YES

APPROVAL OF 2023 BUDGET - UNANIMOUS

MEETING WAS RECESSED AWAITING ADD'L PROXYS

SEE SHEETS ATTACHED FOR FIGURES 6:44



WILLIAM D. BACON - SECY

~~GENTILE P. 2~~