

MARCH 6, 2023

MONTHLY Bd. OF DIRECTORS MEETING

CHATEAU BELLEAIR CONDO ASSOC.

HOPE PRESBYTERIAN CHURCH

1698 S. BELCHER RD.

CLEARWATER, FL. 33764

- A. MEETING CALLED TO ORDER @ 6:00 PM BY PRES. COREY PALMER
ALSO PRESENT WERE: V.P. LINDA PARST
SECY. BILL BALOIN
TREAS. FRANK TURRINO - PHONE AT LARGE - DONNA KERRIS
- RICH BEATH
- TOM BOWEN
- REPRESENTING MGMT - BEVERLY NEUBECKER
- B. MINUTES FROM THE FEB 6, 2023 MEETING WERE READ & APPROVED
- C. PRESIDENT'S REPORT WAS DEFERRED AS ALL THE ISSUES WILL BE DISCUSSED UNDER OLD BUSINESS
- D. TREAS. REPORT - WE STARTED THE YEAR W/ \$20,000 OF BLACK INV. WE NOW HAVE \$92,000 IN THE OPERATING BUDGET & \$87,000 IN RESERVES
- E. MANAGERS REPORT IS ATTACHED.
- F. OLD BUSINESS
1. ROOF PROJECT - WE ANTICIPATE HAVING BIDS IN BY THE END OF APRIL
 2. PLUMBING ISSUES UPDATE - THE KITCHEN DRAIN SERVICING A-2, A-3 & A-9 HAS BEEN REPLACED BUT NOT TO THE SATISFACTION OF THE OWNERS DAUGHTER AS THE 4" DRAIN WAS PUT INSIDE THE SHEET ROCK ON THE KITCHEN SIDE OF A-3 MAKING IT IMPOSSIBLE TO PUT THE DISHWASHER WHERE IT WAS. MGMT CALLED MCGILL PLUMBING FOR THEIR ASSESSMENT. BEVERLY WILL SEND THE REPORT TO JULIE SEAMAN FOR HER CONSIDERATION.

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BO MTG CONT'D

- F. 3. LIENS & FORECLOSURES - A-D IS IN ARREARS. ALSO, THEY HAVE RENTERS W/O AN APPLICATION BEING SUBMITTED FOR APPROVAL. BEVERLY WILL ADDRESS BOTH ISSUES. APPARENTLY, THE OWNERS HAVE LEFT 1 OR 2 VEHICLES THAT MUST BE REMOVED OR TOWED. RENTERS MIGHT HAVE SOME FINANCIAL RESPONSIBILITY?
4. TREE TRIMMING - BO APPROVED THE REMOVAL OF THE OAK TREE ON THE NORTH SIDE OF B-22 & AGREED TO HAVE THE COMPANY THAT DOES THE STRUCTURAL STUDY TO LOOK @ THE DAMAGE THE ROOT SYSTEM DID TO THE FOUNDATION/PAD. S&S WILL ALSO TRIM THE OAK TREE ON THE NORTH SIDE OF A-BLDG.
5. LEAF & LAWN RAKING - S&S HAS AGREED TO RAKE THE LEAVES IN MARCH FOR A CHANGE, INSTEAD OF JUST BLOWING THEM BACK, KILLING THE GRASS.
6. OVERNIGHT PARKING VIOLATIONS - WHS GINIE AGAIN ADDRESSED, TOWING CO. WILL NOW PATROL & REMOVE VEHICLES LEFT AFTER 3:00 A.M.
- G. 1. NEW BUSINESS - BOARD MEMBER VOLUNTEERS. THERE ARE 5 OPEN POSITIONS. FRANK TURANO RECOMMENDED BILL BACON REMAIN FOR ANOTHER TERM, TO WHICH HE QUICKLY DECLINED. THE OTHER 4 MEMBERS, V.P. LINDA PASST, AT LARGE, DONNA KERN, RICK BRIAN & TOM BOWEN GRACIOUSLY ACCEPTED
- H. ANY OTHER BUSINESS - IT WAS NOTED THAT A-BLDG. DUMPSTER IS STILL CONSTANTLY OVER LOADED. MG'MT WILL CALL THE COMPANY TO INQUIRE HOW MUCH A 4 OR 5 DAY / WEEK SCHEDULE WOULD COST FOR ALL 4 BLDGS AND / OR A-BLDG ONLY.

MEETING ADJOURNED @ 7:20
 RESPECTFULLY SUBMITTED. W. BACON - SECY - RETIRED
 NEXT MEETING - MON APRIL 3 @ THE POOL