

MINUTES OF BOARD OF DIRECTORS MEETING

For

Bordeaux Village Association #3

The meeting of the Board of Directors was called to order at 6:35 p.m., July 6, 2017 at Feather Sound Country Club, 2201 Feather Sound Drive, Ballroom A, Clearwater, Florida 33762

Board Attendees:

Scott Maiden, Teresa Kelly, Jennifer Duemig, David Grofic, and Beth Wahl,

A quorum of the Board was declared to be present. Yes No

MOTION: To approve May 4, 2017 meeting minutes as written. Motion was duly made by Dave and seconded by Tereasa. The motion was passed.

Treasure's Report: Discussed current sustainability in compliance cash flow.

Manager's Report: Discussed current violations, sign in window o unit R102

MOTION: Send a violation letter on July 17, 2017 if the signs are not removed. The motion was duly made by David seconded by Scott. The motion was passed.

Greg needs to contact Affordable to check out M106 downspouts & make adjustments. Damaged screen will be replaced. Water leak in N101 cured and needs painted.

Executive Session:

Robert Todd discussed how to handle current violations and update the current Bylaw Articles. The board requested Robert to review current Bylaws and make recommendations to propose to owners. Robert provided the process of presenting the proposed amendments to the owners. Process is to hold a Special Q & A meeting with a 30-day notice to the owners.

MOTION: Authorize Robert to provide a piece meal approach on the critical articles and provide to the Board the red line to review, fee is NTE \$3,200. The motion was duly made by Teresa seconded by Beth. The vote was held. The motion was passed. Unanimous.

Board discussed Association maintenance responsibilities of interior water leaks. Clarification of the Associations liability as referenced in the Declaration Paragraph 17- page 10.

Board discussed the replacing all shut off vales to eliminated the possibility of water intrusion.

NEW BUSINESS:

Insurance Review: Dave explained insurance review process and the insurance is 40% of the budget. Greg confirmed he put out for review to carriers to respond by October 30.

Drainage - R Building: Greg provided scope for vendor. One bid for building R \$1,750. Greg to get a proposal to complete the proposed work.

MOTION: Authorize Greg to install improvements as a capital under Deferred. Motion was made duly by Dave and seconded by Scott. The vote was held. The motion was passed. Unanimous.

Landscaping Review: Dave and Jen walked the property with Jon Addison. Following recommendations were made for Jon: Trim M101 & M102 Lugustrum touching structure/carport. Dave contacting Bordeaux 2 regarding Carrotwood growing into Bordeaux 3 property.

Next meeting scheduled for September 20, 2017 at Feather Sound Country Club.

There being no further business, by motion duly made by Scott seconded by Jen Duemig, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Secretary