

BORDEAUX VILLAGE III BOARD OF DIRECTORS MEETING



Date: Tuesday, 16 March 2021

Time: 6:30 pm

Location: web conference

Attendees:

Board members

Joe Scavetta, President
Teresa Kelly, Vice President
Dave Grofic, Treasurer
Sharon Baugher, Secretary

Ameri-Tech Property Management

Scott Vignery, property manager

Committee members, residents, and guests in attendance

none

AGENDA ITEM	NOTES
Call to Order	Meeting was called to order at 6:34.
Proof of Meeting Notice	Meeting notice posted by Joe in community bulletin board cases in required timeframe. Teresa observed the notices.
Establish Quorum of Board	All board members were present.
Review and Approve Minutes of Previous Meeting	No changes to the minutes of the previous meeting were requested. Teresa motioned approval; Dave seconded; motion for acceptance passed.
Open Forum	No topics were raised for discussion.
Treasurer's report	Dave mentioned we are slightly over ideal maintenance expenditures due to some issues such as the Frigate Court lighting and some water damage repairs, but still in good shape financially.
Landscape Committee update	<ul style="list-style-type: none">• The grounds are looking healthy and all the new landscaping from last year is doing well.• The irrigation timer is not functioning and needs to be repaired or replaced; Jon is looking into this.• Lux did a very nice, thorough job of pressure cleaning our parking areas and walkways.• The vegetation in our pond is responding well to the service by our new provider Dragonfly. We will remain on monthly service until the vegetation is fully under control.

AGENDA ITEM	NOTES
Architectural Review Board update	Nothing this period.
OLD BUSINESS	
Gable vents	Dave will reach out to the company that repaired the Bordeaux Village II gable vents for estimates.
Frigate Court electric	<p>Joe has met with two different electrical contractors to discuss options and estimates to separate electrical service to our Frigate Court lights from the Bordeaux Village II service panel. Most likely a new 100-amp service box would be placed on or near our M building at a cost roughly around \$5,000. The next step is to request Duke Energy to advise which of the nearby transformers can be used as the source for the new service line.</p> <p>In the meantime, BVII has agreed to keep the breakers on and in return Joe provides them with a weekly progress update.</p>
Faux chimneys	Max at Albright Roofing is awaiting us to schedule access to the attics below the remaining chimneys to determine whether any repairs are needed prior to the next building re-roof. Scott will pick up and move forward with contacting the owners, scheduling, and arranging inspections.
NEW BUSINESS	
Ameri-Tech performance	Joe summarized that we feel rather as if we have been paying for a broken product, in that Ameri-Tech dropped the ball on several issues. Joe met with Ameri-Tech Mike Perez, who assigned Scott Vignery as our new property manager.
New property manager	Joe introduced Scott Vignery as our new property manager. Scott has been with Ameri-Tech for 21 years and has well-rounded experience and skills.
Ameri-Tech contract renewal	Not discussed at this time, given Scott's newness to our account.
N101 water issue	Scott has been in discussion with N101 owner Vikas and also with Vikas' drywall repair contractor. It appears the drywall has not been compromised but can be cleaned and sealed. The contractor will confirm with Scott.
Seminole Septic double payment	Dave researched this apparent double billing from Seminole Septic. It seems that their inspectors made an error on their inspection report, which required a second inspection to correct. We were billed for both inspections, and we are responsible for and will pay both inspection charges.
Carport poles	Joe observed that all our carport support poles and the concrete bases all appear to be in good condition.
PROPERTY MANAGER'S REPORT	
Property manager's report	Instead of a property manager report, Joe and Dave stated their expectations for the property manager report. We also all agreed that this is a bidirectional relationship that we want to succeed, and we will communicate expectations and recommendations for adjustments to one another.

AGENDA ITEM**NOTES**

Also, Scott agreed to follow up on the urgent need to finalize the inspections and contract with Piper for our fire extinguishers.

CLOSING

Next meeting date, time

The next meeting will be our annual meeting, scheduled for Tuesday April 6, 2021, at 6:30 PM. This will be a teleconference meeting. The meeting notice, zoom information, and proxy forms have already been mailed to all homeowners. Sharon will send a newsletter; Scott also sends email reminders to homeowners prior to the meeting.

Meeting adjournment

Joe called the meeting adjournment at 7:37 PM.