

# BORDEAUX VILLAGE III BOARD OF DIRECTORS MEETING



**Date:** Tuesday, 11 May 2021

**Time:** 6:30 pm

**Location:** web conference

**Attendees:**

## Board members

Joe Scavetta, President

Teresa Kelly, Secretary

Dave Grofic, Treasurer

## Ameri-Tech Property Management

Scott Vignery, property manager

## Committee members, residents, and guests in attendance

Del Brenn

Tim Cleland

Beth Wahl

Jen Duemig

Ken Morey

Jessie Barczak

AGENDA ITEM	NOTES
Call to Order	Meeting was called to order at 6:31.
Proof of Meeting Notice	Meeting notice posted by Joe in community bulletin board cases in required timeframe. Teresa observed the notices. Notices emailed to association members
Establish Quorum of Board	All board members were present.
Review and Approve Minutes of March 16,2021 Meeting	No changes to the minutes of the previous meeting were requested. Dave motioned approval; Teresa seconded; motion for acceptance passed.
Open Forum	Minutes from the 2020 Annual meeting will be posted on the website. Request from homeowner to replacing broken fire extinguisher box on P Building. Will be addressed in new business. Joe Scavetta asked Scott to investigate the processing of non-urgent requests made through the website as it appears that some are not being routed correctly. Jesse Barczack (N102) reported that noise from neighbor's air conditioning was too loud. She had reported this to Ameritech and has filed a noise complaint with Pinellas County. Scott contacted the owner who had an a/c

**AGENDA ITEM****NOTES**

servicer take a look at the unit. At that time there was a frog found in the condenser which was removed. The owner had a second visit from the a/c servicer after they were informed that the noise was still an issue. The second visit found no problem that could be identified.

As the association rule on noise does not specifically address this type of noise, Joe confirmed that filing a complaint with Pinellas County was the appropriate course of action, as they have the authority to enforce the code.

Ms. Barczak informed the Board that she would be submitting an architectural review request for an acoustic wall to be placed on her lanai, once she had the specifics confirmed.

**Treasurer’s report**

The financial report for April was correct except for a landscaping charge. This \$1575 expense will be on the May report. Year to date we have a \$8,407 net loss due to some items done in 2020 not hitting our books until January 2021. The balance in checking is \$38,215, which is approximately 2 times the monthly budgeted maintenance fee revenue (2X or more is our target). Money market shows a \$125,974 balance, of which \$123,230 is in pooled reserves. We are building reserves to afford to replace the N Building retention wall in 2023 at a projected cost of \$181,500. Board members were asked to refer to the 2021 35 year pooled reserve schedule to view the projected retention wall project. It was noted that pooled reserves do not take into account any cost of the gable wall fix under discussion, nor the cost of replacing the deteriorating fascia board on the 6 buildings. Five owners are delinquent with monthly maintenance fee payments. One is over 90 days and about to go to collections. Scott Vignery said he would touch base with that owner to see if they would like to pay before we take legal action via our attorney.

**Landscape Committee update**

- Committee working with John on trimming. Cut back in front of shut off valves has been completed.
- Pond is looking healthier as lily pads are disappearing.
- Left site line on Frigate Court needs to be addressed. May need to remove oleander to improve it. Scott will notify M106 that the change will be made.
- Landscaping by O102 is failing to thrive. John will be advised to address it.
- John has been asked to allow the plants behind the sign to fill in.

**Architectural Review Board update**

Retraction of request from N102 for water softener was received.

**OLD BUSINESS****Gable vents**

One quote was received that included the installation of a strip of trim to make the transition between the repaired and existing section look better. Scott was asked to obtain some more quotes and to form a general scope of work with options for closing off the side vents, repairing the vents and

AGENDA ITEM	NOTES
	replacing the skin on the entire wall. Mike, the previous manager has some photos from an inspection to assist bidders.
Frigate Court electric	BVII was approached about working out an agreement wherein BVIII would pay for the new electrical box that is needed if BVII would agree to arrive at a fair amount for BVIII to pay for electricity use each year. Cost to run lines for a new box on BVII will cost approximately \$6,000 if an agreement cannot be reached. Scott will follow-up with the association manager of BV II to see if they are interested. If not, we will proceed with putting the box on our property and moving the lines.
Faux chimneys	Three faux chimneys remain-2 on P building and one on Q building. Removal will coast approximately \$5,000 each. An inspection was done to see what repairs need to be made in the hopes of waiting until the next re-roofing. Once the report is received additional action will be considered.
<b>NEW BUSINESS</b>	
Front sign lighting	Lighting is out due to bad transformer. It was moved (Dave) and seconded (Teresa) that Scott will follow-up with handyman to replace the transformer. Approved unanimously.
Annual meeting proxies	We are still one proxy short. Tim Cleland indicated he will sign his if someone can print out a copy for him. Jen Duemig agreed to walk the form over to him and forward to Ameritech.
Q104 subrogation demand	Email confirms that Tower Hill is planning to deny claim due to lack of information related to the event.
Ameri-Tech contract renewal	Contract expires 12/31/21. Board will exercise due diligence and issue an RFP for services to consider other options, including Ameri-tech. Agreements are generally for a period of 3-years.
<b>PROPERTY MANAGER'S REPORT</b>	
Property manager's report	Property manager reported that an owner reported an attempted break-in and requested some signs be put up. It is not known if this was reported to the police. It was unclear how signs could be helpful, and no further action was taken at this time.
<b>CLOSING</b>	
Next meeting date, time	The next meeting is scheduled for Tuesday June 22, 2021, at 6:30 PM. This will be a teleconference meeting.
Meeting adjournment	Joe called the meeting adjournment at 7:51 PM.