

BORDEAUX VILLAGE III BOARD OF DIRECTORS MEETING



Date: Tuesday, November 2, 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

Jessie Barczak

Alana Rashkin

Pam Mardorno

Sara Kesneck

Jason Tuttle

Kristie Kincaid

Melinda Maree

Maria Wyatt

Marlene Forand

Arnold Carlson

Sharon Baugher

Ryan Matynka

Kristie Kincaid

Pam Odera

Marilyn Porter

Melissa Prevo

Sophia Chow

Unidentified phone #

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 SEPTEMBER 23,2021 Meeting	No changes to the minutes of the previous meeting were requested. Dave motioned approval; Joe seconded; motion for acceptance passed.
Discussion of Special assessment	Joe provided background on the special assessment for roof for P building, gable walls and P building drainage issues. We do not know the extent of the damage for the gable walls, the roof for P building is scheduled to be replaced in 7-8 years, which means some funds are in reserves already for the replacement. Only one bid has been received to date. P building

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	Drainage also needs updated bids. Questions and discussion took place until 7:49 pm. Several members requested that updated estimates be completed before the rainy season and further discussion on the need for a special assessment will occur once that has been completed. No further action at this time.
Treasurer's report	No delinquencies at this time, YTD net gain of \$231.00 in September and \$7,808 in net income in September 2021.
Budget discussion	<p>Proposed budget shows increased insurance cost, decreased cost for trash. The following motions to modify the budget were unanimously approved as follows: Decrease reserves contribution to \$34,600 (Moved Teresa/second Dave) based on Joe's calculations. Dave will adjust the pooling report.</p> <p>Increase pond maintenance to monthly (Moved Teresa/second Dave).</p> <p>Recalculated monthly payment would be \$459.00/unit. Budget will be voted on at next meeting.</p>
Landscape committee	Some Ligustrum need to be replaced-ask John to move some around from areas where there is an abundance. Scott was asked to obtain some additional bids on landscape services. Joe will provide language and schedule to Scott.
Architectural Review Board update	No activity.
OLD BUSINESS	
Pond	Voted to increase maintenance to 12 months next year (see budget discussion above).
Triennial appraisal	Required every 3 years for determining insurance coverage. Scott is arranging.
Ameritech Proposal	Ameritech was chosen to continue as Association manager. Reflected in annual budget.
Electrical panel	Teresa moved and Dave Seconded bid of \$6750 to move forward with the project. Motion approved.
Community lighting project	Looking for volunteers to work on project recommend lighting improvements.
N 102 non-compliant window installation	Scott was directed to send letter of non-compliance regarding the lack of mullions in the windows installed in August.
NEW BUSINESS	
Dryer vent cleaning	Scott was asked to reach out to Dry Solutions and any other vendor for group pricing to offer owners a discount. Rules require vent cleaning every 3 years unless condensing dryer or no dryer is used.
Manhole inspection	It was moved by Dave and seconded by Joe to have Seminole Septic conduct the inspection.

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Landscape P105	Landscape needs improvement. Refer to John for action.
Outside storage doors	Dave moved to clarify rules regarding owner responsibility for outside storage doors on first floor units. Joe seconded. Approved
Trash removal vendor change	Beginning service with Republic on Feb 1, 2022. Trash will still be picked up twice a week but will result in a saving on cost. 3-year contract. We will receive notice on when the dumpsters will be switched out.
Approval of P building emergency wall repair	Board approved \$3,970 for emergency repair end wall of P building.
Background checks	Scott was instructed to conduct national background checks on tenants and new owners.
BV3 contact list	R building was left off the email list for meeting and Association updates. Scott was instructed to make sure it was corrected.
Road repairs	Board approved \$1,200 expenditure to Albright for patching the road. (Moved by Dave, second by Joe) Approved.
Set date for final budget vote	Final budget vote will be November 18, 2021.
Owner comments	No further comments.
<i>PROPERTY MANAGER'S REPORT</i>	
Property manager's report	No report given- information covered elsewhere
<i>CLOSING</i>	
Meeting adjournment	Joe called the meeting adjournment at 9:32 PM.