

Bordeaux Village 3 Minutes

August 28, 2025

Called to order: 6:00 PM

Attendees by Zoom: Carol Galayda, Jen Duemig, Teresa Kelly, Sophia Chow, iPhone 7524, Melinda, Olga, Arlene, Marlene, AmeriTech, Motorola moto g, Kirstie

AGENDA

1. Proof of Meeting Notice
 - a. Jen made a motion to accept; Sophia seconded the motion.
2. Treasurer's Report: Sophia
 - a. July: Reserves look good.
 - b. Not completely replaced the painting reserves.
 - c. \$268,000.
 - d. \$15,000 open account.
 - e. Sewer/Water rates have increased significantly.
 - i. Largo sewer services will have a 5.0% increase on 10/1/2025
 - f. Budget will be worked on in October.
3. Special Assessment Report: Teresa
 - a. Spreadsheet sent out: there is still \$5780 due.
 - b. All projects have been completed as of July 31.
 - i. Frigate Court carport ceiling
 - c. Budgeted \$99,000: have spent \$97,835 so far this year.
 - d. \$7000 will be available to be used for additional maintenance and repairs.
 - e. Budgeted \$20,000: spent \$15,000.
 - f. The irrigation pump broke, \$4300-\$4,600 to repair.
 - g. The pond drain concrete support needed to be re-built. Velocity fixed this at no charge.
4. The AC project:
 - a. RAP submitted to FEMA on 8/28/2025.
 - b. Requested reimbursements for the line sets to recapture \$69,000.
 - c. \$2500 repairs to condensers. The surplus from the Special Assessment, may cover, will be known by the end of the year.
 - d. Full replacements:
 - i. Compressors partially covered.
 - ii. May require another RAP for additional coverage.
 - e. No interest is being paid on projects.
 - f. The AC stands must be 24 inches above ground.
5. Landscape Committee Update: Jen
 - a. Status quo.
 - b. The "Front" of the association needs to look better.
 - c. Clean up is ongoing.

- d. Trimming is put off until the painting of buildings is scheduled in order not to pay twice for this service.
- 6. Architectural Review:
 - a. Owners are asked to wait to replace windows until after the flood reconstruction is completed so as not to violate the 49% rule. This affects permitting.
- 7. New Business:
 - a. Painting: Jen
 - i. Will need to close out permits due to the 49% rule before painting can commence.
 - ii. The association will try to get it done before the end of the year.
 - iii. Color sketches have been requested from the vendors.
 - iv. The owners will be presented with the choices, there will be a vote taken.
 - b. Timing Flood Insurance deductible:
 - i. Second Assessment—total is \$30,000, which breaks down to \$5000 each building. Each unit will be assessed for \$714.28.
 - ii. There will be a 14-day notice sent prior to the meeting.
 - iii. The Due Date is 11/30/2025.
 - iv. Payment plans will be available.
 - c. Loan/Line of Credit for AC units.
 - i. Line of Credit (LOC) gives flexibility.
 - ii. Loan-will be a set amount but may not be enough to cover.
 - iii. The association can take out a loan but we need to know the amount prior.
Term loans are 7-10 years, determining the rate. The Board is trying to minimize the amount borrowed to minimize interest. It is dependent on the RAP request.
There is potential for the units to break down when people move back in.
- 8. Open Forum:
 - a. Frigate court has a wasp nest on the end near N301 townhouse.
 - b. One of the townhouses has a slab issue, with water in the unit, multiple issues. The roof/porch is leaking; the drain is not working, was cleaned but it is a constant issue. Strategic Roofing will fix this. Weatherproofing will be necessary before painting.
 - i. Dirk will work with Scott.
 - ii. There is a specific product for weatherproofing.
 - iii. The pipe into the pond needs to be added to this unit.
 - iv. The mulch may be too high as well.
- 9. The next Town Hall is to be scheduled
- 10. Motion for meeting to be adjourned by Carol
 - a. Seconded by Teresa
 - b. Motion passed.
 - c. Meeting adjourned at 6:47 pm.

Respectfully submitted,

Carol D. Galayda

Board Member Secretary