

Bordeaux Village 3 Recorded minutes

September 23, 2025

Called to order: 6:00 PM

Attendees by Zoom: Teresa Kelly, Jen Duemig, Sophia Chow, Carol Galayda, Dave, Ameritech (Keith in for Scott), Zainab Ezzi PG, Melinda

AGENDA

1. Special Assessment for Flood Deductible
 - a. Board Discussion on Purpose of Assessment.
 - b. Total special assessment for 6 buildings due to Hurricane Helene on 9/26/2024. Each building has a \$5000 deductible. \$30,000 total divided by 42 units equals \$714.28 each unit.
 - c. This will not be able to be submitted under owner's HO6 policy as this is due to flooding.
 - d. Payment will be due December 1, 2025.
 - e. A follow-up notice will be delivered via email to all owners as well as a one-time payment coupon. This will include instructions on where to send the payment and how to make the payment through the AmeriTech portal. Partial payments will be allowed if requested. Payments for the special assessment will be separate from the monthly HOA fees. All owners have email addresses listed with AmeriTech.
 - f. Open Discussion:
 - i. Why does everyone have to pay? When living in a condominium community there are shared expenses for all common areas which include building structures. Everyone contributes in an equal share. This is listed in the Condominium Documents. This is standard for the state of Florida.
 - ii. Can there be an Excel Spreadsheet available? Yes. The insurance document is also available on the AmeriTech website.
 - iii. Potholes and pavement issues mentioned. These are being addressed.
2. Board approved Special Assessment of \$30,000 for Flood deductible. Sophia Chow made the motion to approve, Carol Galayda seconded the motion. Passed.
3. Meeting Adjourned at 6:10 pm.

Respectfully submitted,

Carol D. Galayda