

LAKEMONT COVE BOARD OF DIRECTORS MEETING
FEBRUARY 02, 2007

Meeting was called to order - at 2:30 PM by Wayne Klinkhamer, President. Members present were Keith Pitcher, Brian Hemsworth, Paul Thomson and Carol Blalock. It was determined there was a quorum and proof of notice was properly posted.

Approval of January 04, 2007 Minutes:

- Waived due to incomplete minute package. Minutes will be approved at the next Board Meeting.

Board and Committee Reports:

- **Keith** – Bird of Paradise trimmed and dead ones removed. All plants up to 12' were trimmed by Lewsader. We used a separate contract to trim the palm trees. We reduced the trimming of the palm trees to only those near walks and driveways to reduce expenses by \$5K to \$6K this year. The palms out in the open will exhibit a more "natural" look as a result. The chemical fertilizing and weed prevention was also accomplished. Orange tape may be removed if you see any of the "markers" left over after the trimming of the trees.
- **Paul** – Approximately \$20K was not spent and should be rolled over into the 2007 funds. Any monies in excess of the Quarterly Assessments of \$1101 would also be rolled over if not used. In answer to a question from the floor, "yes, the Quarterly Assessments Fees could be reduced if the proposed expenses for the master insurance premiums prove to be less than the anticipated \$120K." However, the Board expects the premiums to increase not decrease. A copy of the audited and certified 2006 Year End Financial Report will be sent to owners when we receive it from the Certified Public Accounting firm doing the audit. A question regarding clarification of owner approval of the 2007 Budget was raised. The Board will clarify at the Annual Meeting. **(Since Janice could not attend this meeting, we did not know that the past procedures of "owner approval" during the Annual Meeting by past Boards were not mandated by our documents. Thus the Board's approval is all that is required and was accomplished during the December 18, 2006 Budget Meeting as noted in those Minutes. We expect a discussion at the Annual Meeting about this.)**
- **Brian** – Harbold Cleaning has taken over the cleaning contract as of January 20, 2007. Howard Tinkham complained that the walks are very dirty. The new company is playing "catch up" from the past cleaning company and we expect that there will be an improvement soon. There were 3 separate pool equipment failures recently. As a result, the pool level was down a considerable amount and it took 3 days for the pool to completely fill again. The Association should expect that sooner or later we face a major expense in replacing pool equipment. Brian also gave a brief summary of he and June's extended trip to Australia.
- **Carol** – The Winter 2007 edition of the newsletter is coming although it is running late. We wanted to include the latest news about the 15th Anniversary Lakemont Cove Party as information in this edition. Web site is ready to

launch and an explanation will follow later in the meeting. Brighter bulbs and overhead lights will be discussed later in the meeting for lighting issues also.

Unfinished Business:

- A. Roofing Update – Gracey** - The roofing situation is nearing completion except for a couple of resistant areas. We've been here before but we hope this will finally be resolved soon. David Gracey was scheduled to meet with all the parties involved, the Board of Directors, Sandcastle, Centex and E3on January 16, 2007 but he cancelled. Janice will contact Gracey when Centex gives us the time line for his inspection to ensure the repairs are done to his specifications. Then and only then will the Board consider the repairs by Centex to be completed properly. We have not received an anticipated report from E3 yet. Of the 9 condo complexes where Centex used Cardinal Roofing, only 3 complexes are complete. The remaining 6 complexes are all in progress for remediation, including Lakemont Cove. To be continued ...
- B. Roof Tile Painting – "Batty" Roofs** – Wayne asked the owners to look at the tiles installed on the 24797 building to see the tiles the roofing company used for the repairs that are more readily available for future re-roofing. The color is different but we eliminate a 3 step process to match our obsolete tiles we currently have on our roofs. The tiles will be painted but the Board wanted owners to view the tiles used. The infestation of bats this summer necessitated the repairs at a cost of \$9.3K.
- C. Overhead Light Fixture Replacement – Brighter Lighting** - Carol showed a sample of the proposed overhead light replacements including an 11 watt mini-spiral fluorescent bulb for consideration. Coast of fixture is \$15.95 and the bulb is \$3.49 with installation by the technicians from Brightlights, Inc. Concerns were expressed about the cost of the fixture. The Board wants the replacements but Keith will explore an alternative fixture. The replacement is on hold until we determine if we can use a less expensive yet quality fixture. The bulbs should provide brighter light while reducing the power demand.
- D. Coach Light Bulb Replacement – Brighter Lighting** Carol discussed the many requests for brighter bulbs in the coach light fixtures. Two options have been discussed by the Board using different wattage bulbs – 10W for all bulbs or 10 W for the front bulbs and 5W for the side bulbs. A discussion followed with the preference for the 10 W in all the coach light fixtures. Paul made a motion to approve, seconded by Brian. All voted to approve. Carol will arrange for installation by the Brightlights, Inc. technicians. The old bulbs will be donated to the Bonita Springs Lion's Club for resale.
- E. Social Committee's Proposal for a "Welcome Packet"** – Mary Beth Kelligrew passed several samples of the proposed "Welcome Packet" that the Social Committee wishes to provide to new owners. Dolores Andrews collected the materials in the packet - the latest newsletter, the RRP&P Booklet and various booklets obtained from the Bonita Springs Visitor's Center. Social Committee funds will be used to produce the packets. Paul made a motion to approve, Brian seconded. All voted to approve. Mary Beth also gave the particulars about the 15th Anniversary Party to be held at the PLCA Community Center on March 07, 2007 from 05:30 PM to 9:00 PM. Cost is \$20.00 per person will provide cocktails, heavy hors d'oeuvres and dancing. The Social Committee is paying for the DJ. Invitation will arrive via mail soon.

New Business:

- A. Master Insurance Policy Cancellation** – Wayne explained that our master insurance policy will be dropped as of May 31, 2007 as per a letter from our State Farm agent, Brian Glaeser. Mr. Glaeser will participate in a conference call with corporate soon to discuss options as they relate to the legislative mandate by FL to freeze rates and not cancellation of policies. TBD later. Homeowners in FL may be at risk if the state is the only reinsurer when companies leave the state such as the 3 largest insurers in FL. If enough FL condo owners squeal loud enough, we *might* get a break, no one is sure of anything now. There are 3 factors that negatively impact our Association due to the age and location of our buildings – 1995 building codes, 2001 building codes and location west of US 41. Our \$120K line item in the 2007 Budget is probably not adequate. We are looking at all possibilities. We are not sure where we go from here. The Board will keep you advised as we know anything.
- B. Web Site Launch** The Lakemont Cove web page is ready for launch from the Pelican Landing web site. An explanation of the work done by Barbara Nattinger was given. Barbara has agreed to oversee the web site for 1 year. More features are planned such as the Social Events section including pictures of our parties. Please take a look at the web site at this address - www.lakemontcove.com and enjoy the information included. The past newsletter and Board Minutes will both be there. The LCCA Forms needed for submission to the Property Management Company are available for downloading and printing on the web page. For the lighting issues, the replacement of the non functional bulbs in the coach lights is scheduled and will be completed soon. We will discuss the new bulbs and replacement overhead fixtures later in the meeting.
- C. Dumpster Etiquette** – Wayne said there is an ongoing problem with owners putting trash, especially large boxes on the ground in the dumpster enclosures. We know that it is owners because their names are on the boxes as the recipients! No one wants to be a dumpster police person but something must be done to stop the offenders. There is a possibility that the Policy Compliance Committee could be used. All agreed that this is a good topic for the Annual Meeting. Your cooperation is appreciated.
- D. Annual Meeting Registration Process** – Wayne asked for volunteers to assist with the registration process prior to the start of the Annual Meeting on Monday, February 26, 2007 at 03:00 PM at the PLCA Community Center. These owners volunteered – Larry and Nancy Stewart, Stan Mull and Bruna Kokalas. Thanks to these owners.
- E. Withrington Lanai Flooring** – Wayne gave a summary of the issue of peeling paint on the lanai at the Withrington condo, 24827 #203. Wayne looked at the area and Janice researched the documents. It seems that the peeling paint is a result of improper preparation of the surface when repainted by a previous owner. Unless the lanai floor is in failure, the past procedures were that the owner is responsible for the repair. Wayne made the motion to deny repair, seconded by Carol. All voted in agreement that the owner should repair the flooring.

Open Floor to Members, 3 minute time limit

- Peter Kelligrew asked about the status of the “pink pamphlet” used by guests and lessees. The pamphlet contains out-of-date information such as the

February 02, 2007 Minutes

Property Management Company's name and phone number. The project is on hold for now. Peter said he is willing to work with someone to edit. TBD>

- Jo Mull asked about the replacement Soffit removed when the "bee wranglers" evicted the bees. That is on the schedule for replacement by JMP.
- The Krauzer roof does not have the proper flashing, Carol to add to the list for repairs.
- The 2 Kelligrew condos both are still awaiting roof, interior repairs and spore test results from the core sample. Carol to check with Centex.
- It was suggested that the interior of the lids on the recycle bins receive labels. Carol stated that she doubted that Veolia would comply. The Board is considering expanding the dumpster enclosures and will check at that time.

Adjournment - Paul motioned to adjourn meeting. Carol seconded it. All were in favor. Meeting adjourned [at 04:00 PM](#).