

**LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC.**

**Board of Directors Meeting  
Wednesday, July 12, 2017 at 7:00 PM  
At Lake Charleston Recreation Center**

**Directors Present:**

Jerry Mohan, President  
Dan Blackman, Treasurer  
Dan Moss, Secretary  
Sandi DeLeo, Director

**Directors Absent:**

Lou Doherty, Vice President

**Also in attendance:**

Vangie Brodsky, LCAM

Jerry called the meeting to order at 7:04 P.M.

Jerry motioned to approve the minutes with the changes. Dan Moss seconded and the motion passed 3-1; Sandi voted against because she believed the wording of the original minutes were as she heard them at the time of the June meeting.

**Manager's Report**

See attached.

**Treasurer's Report**

Dan Blackman presented a report based on the first half of the year and provided the balance sheet and budget showing spent to date figures and expected expenditures. He said that the association is "on track" so far. The largest increase will be in telecommunications. Jerry asked about the increased spending in landscaping. Vangie said there have been some new plantings and Dan Blackman stated that he would like to know the costs for planned landscaping projects ahead of time so that funds can be allocated.

**COMMITTEE REPORTS**

**Telecommunications Committee**

Dan Blackman reported that after six and a half weeks into the project, there have been 1,820 installations done so far and that a Comcast representative will be on site for several days next week.

**Website/Email Committee**

Tom Jones said he has not yet received all of board members' responses to the handout he provided at the May board meeting. Dan Moss said he did review the plans and responded to Tom about a few oversights he had noticed and gave some comments. Sandi expressed concerns about access and privacy for the website and suggested having a Facebook page where only homeowners can have access, and to assign different levels of permission. Tom did have plans for "Tenant access" but Dan Moss didn't agree with renters having access. It was recommended that tenants receive emergency notices but should have only restricted access to the site. Dan Moss wants there to be a set-up so that posted notices/events delete after thirty days. Sandi asked about how the site would be monitored and was concerned about people leaving derogatory comments. Tom said there are no "chat" forums, so there would be no place for opinions or reviews to be posted. Tom said it will take several months to be set up from the time the board approves the plans. Dan Moss asked Tom to submit a "detailed requirement options form" and further motioned that the form be converted into a bid-able document, to be researched. Dan Blackman seconded and the motion passed 4 – 0.

## **OLD BUSINESS**

Dan Moss had an update on the sidewalk issue, saying the county has done “a turn-around” on the matter. All root block is in place now and the next phase is the coordination of parking while the work is being done; county will put notices on doors.

### **Security Camera Discussion**

Vangie Brodsky got some bids for cameras, likely to be placed at seven major entrances/exits to the community. About fourteen to sixteen cameras would be needed. Jerry wants to wait for a study from an engineer before going forward and wants a bid package prepared for the board to review. The installation cost will be about \$60,000.00 and bids for a service agreement will also be needed.

### **Rules and Regulations – Clarifications on Gazebos, Tiki Huts, Pergolas, Commercial Vehicles, Homeowner Responsibility on Shrubbery and Tree Maintenance**

#### **Pergolas, Tiki Huts, Gazebos**

**Discussion about requirements going to DRB for guidelines.**

#### **Definition of Commercial Vehicles:**

(1.) “Commercial motor vehicle” means any vehicle which is not owned or operated by a governmental entity, which uses special fuel or motor fuel on the public highways, and which has a gross vehicle weight of 26,001 pounds or more, or has three or more axles regardless of weight, or is used in combination when the weight of such combination exceeds 26,001 pounds gross vehicle weight; (2.) A vehicle is considered a commercial vehicle if it has lettering, racks, no rear windows and/or any equipment visible to the general public used for business purposes. (3.) An owner must be able to show vehicle registration noting it is a “passenger vehicle”.

**Jerry Mohan motioned to accept the definition, Dan Moss seconded the motion. Three votes in favor, Sandi DeLeo against.**

## **NEW BUSINESS**

### **Compliance with Marketable Recording Act**

Jerry motioned that the Board of Directors resolve to preserve our covenants and restrictions by filing in the public records a notice consistent with the requirements of Section 712.06, Florida Statutes and that the President and Secretary be authorized to sign the notice on behalf of the association. **Dan Moss seconded and the motion passed 4 – 0. Jerry announced that the matter is so resolved.**

### **Adoption of Policy for Hurricane Tarps**

Sandi has noticed several houses with tarps on the roof for months at a time. Vangie stated that violations have been sent out and that the homeowners are to contact Debi to explain their situation – planning to get a new roof, etc. Sandi motioned that after the first violation letter goes out, the homeowner must provide a copy of a roofer’s contract showing repair or new roof plans. There was no second to the motion.

### **Pool Infrastructure Upgrade**

Jerry motioned for Vangie to get bids for the overhaul of the current pool structure. Dan Moss seconded and the motion passed 4 – 0.

## **OPEN FORUM**

A homeowner complained about the pool being dirty, algae on ledge, and said she has observed the pool maintenance person only scooping debris but has never seen him use the vacuum. The Board members will look into getting a different maintenance person. The same owner also complained about people bringing beer bottles into the pool area.

Dan Blackman and Dan Moss both think the pool needs to be cleaned more. Jerry motioned to add one extra day for cleaning – Saturdays, two hours before the pool is open. Dan Moss seconded, the motion passed unanimously. Vangie will also get bid for a new pool service company.

An owner reported that the floor of the pool bathroom is very slippery. Dan Moss said that can be fixed by using a type of spray that contains grit. The board will look into correcting the problem.

A homeowner in Catalina Isle has installed a water fountain in his front yard. He said the DRB committee would not approve it, telling him that no other home has a fountain in the front yard. The owner stated that a licensed electrician did the installation and that they have added plantings. The board will get together with the DRB committee to review the landscaping and placement of the fountain, which is close to the sidewalk, and will work to set up some guidelines.

An owner complained about the Comcast installation, regarding the need to run wires. Jerry and Dan Blackman told him that Comcast will handle it, at no charge to the owner, and gave him the email address to contact Comcast.

Owner Chuck Lupo had some complaints and questions about the security guards' duties and Vangie said she will address the issues with them.

Denise Testai, of Ardwick Drive is still having a problem with her neighbor's tree branches overhanging on to her yard. That owner did have trees trimmed, but not the tree causing the problem. The owner of that tree was present and said that she was told by an arborist that trimming the tree now would make it unbalanced and it is now hurricane season. Dan Moss said that the board should continue to proceed as discussed at the June meeting. Dan Moss asked that a letter from the arborist be submitted to the board.

A homeowner on Constance Street complained about dogs off-leash being allowed to roam the neighborhood.

## **ADJOURNMENT**

Jerry adjourned the meeting at 8:53 P.M.

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Joyce Worcester

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Board Secretary