

# Gardens of Forest Lakes Condominium Association, Inc.

## Board Meeting Minutes

**Date:** July 23,2020

**Time** 7:00 pm

**Place:** Phone Conference

Call meeting to order: 7:02pm

Establish Quorum: Quorum established. In attendance: Janet Sherfey, Cindy Lenok, David Sheilds, Patrick Maddox  
Dawn Bringe Property Manager

Minutes:

- Janet motioned to approve February Minutes. Cindy Seconded. All in favor.
- Janet motioned to approve March Minutes. Dave seconded. All in favor.
- April May and June Minutes not available due to COVID19 cancellations.

Treasurer's report:

- Property Mgr to research Application Fees, Increase in insurance actuals, overage in legal fees/owner acct# 5900. Account 6110 has no actuals. Acct 7003 trash pick up has no actuals.

Secretary report:

- Recycle Bins will be repaired next Wednesday August 5.
- Streetlights all functioning.
- Happy Trails pick up.
- 124B Loblolly chemicals should be removed tomorrow.
- Need to try and have TECO close existing streetlight accounts and reopen under new name so we can see our streetlight billing location detail.

Managers Report:

- Cindy motioned to pay BMCI \$480 to do stair repairs Patrick seconded. All in favor.
- Follow up on delinquencies with law firm.

Old Business:

- Wind Mitigation Inspection. Cannot get full cooperation from unit owners to access their attics.
- Janet motioned to get 3 bids for a reserve analysis Second by Cindy. All in favor
- Dryer Vent Cleaning. Got 3 bids
- 139E Next Step. All personal belongings have been removed and restoration can move forward.
- Door Replacement Status
- Unit Letter Project. Not complete. Will get Vlad to finish.  
Jbolt litigation still ongoing

New Business:

- Property Manager Change. Dawn Bringe new Property Manager.
- Patrick motioned to get estimates and replace the tile in 138H and have the bathroom ceiling repaired in 125B. Janet seconded. All in favor.
- Update financials on website so owners with a log in can see them.

Meeting adjourned: 9:59 pm Motioned by Janet, second by Cindy.