

MINUTES
LIME BAY #4 CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
April 19, 2018

Board Members Present

Abe Golcman, President
Tom Burns, Vice President
Rob Piccora, Treasurer
Jim Molini, Director
Paul Berger, Director

Property Manager Present

Ann Campbell, Phoenix Management Services

Call to Order:

The meeting was called to order by Abe Golcman, President, at 7:05 PM.

Roll Call:

It was determined that a quorum of the Board was present and a meeting could be conducted.

Jim Molini motioned to accept the Minutes of the March Board meeting. Tom Burns seconded the motion and it passed unanimously.

Rob Piccora gave the Treasurer's report. He reported that as of February 28th, the Association had \$71,640 in its Operating account and \$180,000 in its Reserve account. He advised delinquencies over 90 days were at \$11,000.

Abe Golcman advised that Comcast almost had everything hooked up and installed. He noted they had until April 8th to get started on providing both internet and cable. He advised cameras had been installed in the lobbies of all three floors in Building 16 to make sure that no one was playing with the elevator. He reported on the Census for the Association and noted it was important that everyone complete and submit the Census Form to the Association, so that it could keep its 55 and over status with the State of Florida and not pay school taxes. He reported that the Association would shortly be installing landscaping in front of and around its buildings and that concrete restoration would be starting soon on Building 15 and on Building 19's wing wall at Unit 309. He further reported that the Association had opened a new Operating account at Florida Community Bank and unit owners would be getting information to pay into that account at the beginning of the new year.

Abe also reported that the Association would shortly be amending its governing documents and making changes. He noted the unit owners would be advised of the changes to be made and would be asked to vote and approve the proposed changes.

There being no further business to discuss, the meeting was adjourned at 7:45 PM.