

Bordeaux Village II Formal Board Meeting Minutes for August 20th, 2025

Call to Order: was made by Linda Pippin, board President, the regular meeting of Bordeaux Village No 2 at 6:01 pm on August 20th, 2025 with the location being in the form of a zoom meeting with oversight provided by Ameritech at their headquarters overseeing said event.

Roll Call: Attendance of board members listed below determined full quorum present

- 1) Linda Pippin: President
- 2) Gloria Coffey: Vice President
- 3) Randy Vallee-Rose: Treasurer and Secretary
- 4) Helen Miller: Director

Board Vote to Approve Previous Minutes from 6-26-25 and 7-16-25; Linda made the motion and seconded by Randy followed by full approval of minutes from two separate meetings by Gloria and Helen.

A. President Report given by Linda

Munyan Contracting company has begun work on the buildings and a weekly update will be given by David from Ameritech. Andres, the representative of Munyan will also provide a link to the board members that will consist of a timeline and work being conducted on property.

Velocity continues with work on residential condos and we will have an update from them at the next town hall meeting once that date has been confirmed.

B. Treasurer Report provided by David. Insurance checks sent to Ameritech but should have been sent to attorney. These checks that were deposited have been backed out and forwarded to the attorney's office for disbursement. Concerns about unpaid special assessments in amount of 58k; bank will not provide loan to off set this balance. It is determined that work done to balconies are not as severe as what was determined by engineering firm and this reduced cost will help off set monies not collected. Of the 5 units that were in arrears 3 have paid balances owed to the association leaving 2 in arrears that are being worked by the attorneys office. The lighting is showing a negative 33 thousand which resulted when payment was due Duke energy to move forward on project and at the time the special assessment had not been collected at the time that integrated Duke project. Since this has been remedied and funds that have been collected for this project, the treasurer will work with Ameritech to remedy this line item.

C. Manager Report provided by David. Looking for approval to move forward with foreclosure on two units. It was confirmed all attempts were made to move forward to collections. Randy passed a motion to forward with the foreclosure notice and followed by Linda seconded and then all in agreement with Gloria and Helen.

Addressing Duke moving the lighting in front of building L away from the sidewalk and more into the parking lot. Ballards will be installed in front of the lighting protecting the poles from potential damage by vehicles. Concrete will be laid around the poles once they have been moved.

Fire Extinguishing boxes throughout the property that were broken have been repaired. The Extinguishers will be inspecting for the insurance company.

Munyan has found extensive wood rot at the gables/engineering firm is evaluating for extensive repairs and how to be corrected before moving forward.

Munyan has begun work on the patio repairs and water proofing. Repair work on the patios are not as problematic as originally projected by engineering firm.

D. New Business Focus here is to keep our insurance cost from being impacted by having the number of rental properties exceeding 20%. Confirmed with insurance company that exceeding 20% in rentals will increase our insurance cost. Keep in mind that existing Owners that currently rent will not be impacted by these amendments.

NOTE: Florida Statue 718.110 States that owners must vote NO in order to maintain their rights to continue to rent their units. Once the unit is sold the unit reverts to the new amendment

Amendments for review:

- A.** New Purchases on property requires homeowners to reside on property for a minimum of 2 years before considering renting their unit.
- B.** Rental percent on property to be limited to 15%. Must be reviewed and approved by the board before the unit can be rented.
- C.** Exterior doors and window replacements are the homeowners responsibility and must be reviewed and approved by the board before installation.
- D.** No tile to be installed on patio floors.

Motion was declared by Linda to move the declared Amendment proposals to be sent to the attorney for review to present to the residents for vote; Second by Randy; Helen voted no for the expense; Gloria voted to move forward.

Note: Shortly after the open discussion a conversation was created about the special assessment having some inconsistencies regarding the number of line sets to be installed and the cost showing a \$50.00 variation in listed amount to be paid. This is to be addressed with Ameritech for further review.

Open Discussion: Floor was open to the Residents.

The meeting was adjourned at 8:05 pm by Linda and seconded by Gloria followed by Randy and Helen.