

Prelude 80 Condominium

Board of Directors' Meeting
Friday January 19, 2018 at 3:00 P.M.
Recreation Room

Subject to approval at next board meeting

John Corlito, President
Mike Baisley, Vice President
John Campion, Treasurer
John Gannon, Director

Scott Vignery, Manager
Ameri-Tech Community Management
(727) 726-8000, ext. 222
svignery@ameritechmail.com

Call to Order/Quorum

The meeting was called to order at 3:03PM by President John Corlito. A quorum was reached as three out of four board members were in attendance. Director John Gannon had an excused absence.

Proof of Meeting Notice

The meeting notice was posted in accordance with Florida Statutes.

Board members present

President John Corlito, Vice President Mike Baisley, Treasurer John Campion.
Scott Vignery and Jim Mateka represented Ameri-Tech Community Management.
There were approximately 15 property owners present.

Secretary's Report

A motion was made by Mike Baisley to waive the reading of the November 1, 2017 meeting minutes.
Second by John Campion. Motion carried.

Treasurers Report

None presented.

Unfinished Business

John Corlito thanked the committee that put together the revised House Rules. The revised rules will be emailed to those owners who have an email address on file. Hard copies will be given to owners who do not have an email address on file. It was strongly suggested that all owners review these revised house rules. A motion was made by Mike Baisley to accept the revised house rules. Second by John Campion. Motion carried.

New Business

John Corlito stated that due to continuous violations of the association documents and rules a Fining Committee needs to be established. John explained that the committee needs to be made up of three volunteers who are not on the board of directors or related to a board member. Dean Mullaney (2A) and Marie Lloyd (3A) volunteered for the committee. One additional volunteer is needed.

John Corlito made the following project updates:

- Minor repairs to the carports are complete. However, the City of Clearwater will not issue a permit for the carport that was destroyed by Hurricane Irma. The city is considering the structure that was submitted as Non-Compliant.
- John Corlito will meet with the fence vendor on Monday the 22nd regarding the pool fence.
- A valve on the chilling tower was replaced.
- John Corlito displayed a sample of the new proposed entry lock.

John Corlito announced that there will be a meeting with the Fire Department regarding the fire sprinkler conformance issue on January 25th. The meeting will take place at 6:00PM at the firehouse located at 1700 N. Belcher. All property owners are encouraged to attend.

Owner Comments

The following items were briefly discussed:

- Roof leak repair status.
- Replacement door hardware.
- Violators of association documents and rules should be reported to a board member.
- A meeting will be scheduled with Ameri-Tech's IT department regarding the association website.
- Revised rules.

Adjournment

Having no further business to discuss a motion was made by Mike Baisley to adjourn. Second by John Campion. Motion carried. Meeting adjourned at 4:10PM.

Respectfully Submitted,
James J. Mateka, LCAM
Ameri-Tech Community Management