

RENEGADE CONDOMINIUM ASSOCIATION, INC.

Minutes of Board Meeting

October 22nd, 2017

Lewis Association Property Management

LOCATION: Renegade Condominiums Laundry Room
403 Hayden Road, Tallahassee, FL 32301

BOARD

PRESENT: Dana Reiding
Dale Adams
Steve Eckhardt

APPEARING: Cheri Garbark,
Lewis Association Property Management, LLC
Rhonda Carpenter, Resident Manager

GUESTS: Steven Tombrink # 237, Dick Tombrink # 243, Angie Maxwell # 241, Joanna Schmidtchen # 239, Eric Larson # 104. Debbie Turner # 119, Greg Rodriguez # 203
Mike Peckham, Pekham Enterprises, LLC.

CALL TO

ORDER: The meeting was called to order at 9:06 am
Proof of Notice was by mail, website, email and notice on the property.

APPROVAL OF

MINUTES: Minutes were presented to the membership for the April 19th, 2017 Board meeting.
Dale Adams moved to approve the minutes, seconded by Steve Eckhardt; all in favor.

FINANCIALS: September financials were presented by LAPM.

OLD BUSINESS: a) Condo Maintenance Projects Update 2017-2018 Year:
Mike Peckham General Contractor came to discuss the work contracted with his company for several projects and general maintenance on the complex.
Cheri with LAPM also spoke on the work done and the future work to be completed before year-end of 2017. The money to fund these repairs/maintenance projects was budgeted in the 2016 Budget.

b) Declaration of Condominium Documents Revision Update:
Dana Reiding, President of the Board spoke on the discussion that the members & Board would like to revise the documents to clarify in more detail specific areas and to add additional requirements/rules to bring the documents current with new statues.

The Board hired the law firm Becker & Poliakoff to look over our current documents and advise us on implementing our current documents into a new Updated version to present to the membership.

A committee was formed from members of the Association to update the current Handbook that Renegade gives out to New Owners & Residents. The board thanked all those involved in that revision process, but would like to hold off on publishing that handbook. Once the Association has the newly revised condominium documents LAPM will send both out for approval to the membership.

NEW BUSINESS: a) 2018 Proposed Budget – LAPM present the board with a proposed 2018 Budget for review, discussion & changes. The Dana Reiding went line item by line item reviewing the numbers from the approved 2017 & 2017 actuals to date to give a good comparison of the line items over the past year.

2018 Proposed Budget

Total income projected is \$197,840.00;

Total Business Expenses are \$2970.25; Total Contract Services are \$63,520.00;

Total Facilities & Equipment are \$900.00; Operations \$41,250.00; Total Lawn Care Services \$6750.00 Total Operations are \$195,990.25; Total Expenses: \$197490.25

Net Ordinary Income: \$349.75 will be moved into reserves.

b) Reserves- Total in current Reserves are \$144,816.68 (see attachment)

ADDITIONAL COMMENTS:

ADJOURNMENT: There being no further comments, the meeting was adjourned at 10:39 am.

DATE AND LOCATION OF NEXT MEETINGS:

ANNUAL MEETING: Sunday, November 19th, 9:00am in Renegade's Laundry Room