



Board of Directors Meeting Minutes

March 4, 2021

**The Metropolitan at Lake Eola Condominium Association – Clubroom, 7:00 p.m.
A Corporation Not-for-Profit**

Board Members - Present: Bryan Fangman, President / Ellen Muscarella, Director / Cassie Hartman, Director / Barry Watson, Secretary

Representatives from First Service Residential, Inc. – Joshua Pack, LCAM, Ted Fox, Regional Director, Diane Dunaway, Administrative Assistant

- I. Certify a Quorum:** With 4 of 6 Directors present, a quorum was met.
- II. Call to Order:** Bryan Fangman called the meeting to order at 7:15pm.
- III. Certify meeting notice was posted in accordance with the Florida Statutes:** Bryan Fangman verified that the notice of the meeting was duly posted in accordance to Florida Statutes and the Association Documents.
- IV. Approval of Prior Meeting Minutes:** Bryan Fangman **motioned** to **approve** January 21, 2021 Board of Directors meeting minutes. Barry Watson **seconded** the motion. **Motion** carried unanimously. **(4-0)**.
- V. Monthly Managers Report:** Joshua Pack provided the Board of Directors the Financial Information for the month of January 2021 & February 2021 and a summary of the delinquency units. Joshua Pack provided the “Top Tasks Completed in the Month of January & December.
- VI. Hardship Approvals- Board Approval:** Barry Watson **motioned** to **approve** the hardship permits for units **521, 326, 423, 520, 527, 612, 507, 427, 422, 525, 621, 604, 615** Bryan Fangman **seconded** the **motion**. Motion carried unanimously. **(4-0)**
- VII. New Business**
 - a) B-Nice Bar – Commercial Unit** – Discussion took place between the Metropolitan Board of Directors & the B-Nice Bar Owner Susan. Susan agreed to work with Management to come to a reasonable solution regarding the Noise Levels & Nuisances coming from the Bar. Management will continue to monitor this arrangement in the upcoming months & will use the city of Orlando City Or
 - b) Insurance Claims/Legal Support** – Bryan Fangman **motioned** to **approve** that all further communications for the Hurricane Irma/Piper Claims through Keys Claims be fielded through Corless Barfield, this will help ensure the process keeps moving at a steady pace. Barry Watson **seconded** the **motion**. Motion carried unanimously. **(4-0)**



- c) **2021 Budget (Audit, Reserve Study, End of Year Financials, 1099's) & G) New accounting Firm** – Bryan Fangman motioned that we get additional quotes from William A/Jackson & Company Accounting Firm in regards to “Monthly financial Reports” & “Buildium Support from Accountants”. Barry Watson **seconded the motion**. Motion carried unanimously. **(4-0)**
- d) **Check Approval for Budgeted Items** – Bryan Fangman **motioned to approve** that Cassie Hartman (Director) will now sign checks. Barry Watson **seconded the motion**. Motion carried unanimously. **(4-0)** In addition, the threshold for 2 signature per check will remain \$500 or higher.
- e) **Condo Questionnaires** – Bryan Fangman always requested that Management obtain 2-3 Condo Questionnaires from Various Mortgage Companies to have on hand.
- f) **Trash Compactor/Pest Control** – Additional Bids to be obtained for the April 8th, 2021 Board Meeting.
- g) **FirstService Residential Contract Decision** – New Contract will be provided Friday March 12, 2021 by FirstService Residential.

VIII. Confirm Next Board Meeting Date and Time

April 8, 2021

IX. Adjournment

Bryan Fangman **motioned** to adjourn the meeting at **9:44 PM**.

Cassie Hartman **seconded** the motion.

These Minutes Approved On: 05 / 21 / 2021 **By:**

A handwritten signature in black ink, reading 'Bryan R. Fangman', written over a horizontal line.