



## Board of Directors Meeting Minutes

May 20, 2021

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

**Board Members** - Present: Bryan Fangman, President / Alan Rasmussen, Vice President  
Cassie Hartman, Director / Barry Watson, Secretary

**Representatives from First Service Residential, Inc.** – Joshua Pack, LCAM, 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 7:27pm.
- 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. Posted in all 5 Elevators & Mail Room: photos taken by Diane Dunaway for timestamp of posting.
- IV. **Approval of Prior Meeting Minutes:** Alan Rasmussen **motioned** to **approve** April 8<sup>th</sup>, 2021 Board of Directors meeting minutes. Bryan Fangman **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 April 2021 and a summary of the delinquency units. Joshua Pack provided the “Top Tasks Completed in the Month of April 2021”.
- VI. **Liens:** Bryan Fangman **motioned** to **approve** that the Metropolitan put a Lien on Unit 614 for Lack of Payment for Monthly Dues, \$7,699.94 Delinquent. Cassie Hartman **seconded** the **motion**. Motion carried unanimously. **(4-0)**
- VII. **Hardship Approvals- Board Approval:** Barry Watson **motioned** to **approve** the hardship permits for units **524, 608, 323, 314, 403, 617, 501, PH3C, 528, 515**. Bryan Fangman **seconded** the **motion**. Motion carried unanimously. **(4-0)**
- VIII. **Old Business**
  - a) **Violation:** Barry Watson motioned to approve that if anyone improperly disposes of non-household items, cardboard, Etc. that it will be an automatic fine of \$100.00 per incident. Cassie Hartman **seconded** the **motion**. Motion carried unanimously. **(4-0)**



## IX. New Business

- a) **Added Agenda Item: Removal of Board Member** Bryan Fangman motioned to approve that John Danis be removed from the Board of Directors, effective May 20<sup>th</sup>, 2020. Cassie Hartman **seconded** the **motion**. Motion carried unanimously. **(4-0)**

Alan Rasmussen left the meeting at approximately 8:30pm, proper quorum remains.

- b) **B-Nice Bar – Pest Control:** The Board of Directors agreed to get bids from 3-4 companies to investigate our building for termites as the Bar Owner has had damage to the wood structure on multiple occasions despite treatments. Bids will be obtained by Management.
- c) **Parking Space Leak:** Bryan Fangman **motioned** to **approve** that the Metropolitan will pay for the cleaning fees associated with resident of 407's vehicle due to employee negligence. Barry Watson **seconded** the **motion**. Motion carried unanimously. **(3-0)**
- d) **Elevator Contract Review:** Bryan Fangman **motioned** to **approve** that the Elevator Contract is shared with the Association's Attorney, to see if there a clause to get out of the current contract, in addition Bryan **motioned** that the Metropolitan uses an "Elevator Consultant" going forward & that all Maintenance on Elevators are completed by a different source, company to be determined. Barry Watson **seconded** the **motion**. Motion carried unanimously. **(3-0)**
- e) **FirstService Residential Contract Addendum Review:** Barry Watson motioned that we sign the new "Contract Addendum", with the exception that we modify the 12.1 provision. Cassie Hartman **seconded** the **motion**. Motion carried unanimously. **(3-0)**

"12.1" – **Removal and Replacement of CAM.** FirstService will not remove or transfer the CAM without prior written approval of Association, unless due to said employee's gross negligence in the performance of his/her duties, his/her intentionally tortious conduct, or his/her alleged violation of FirstService's standard employee policies, ~~but will do so if requested in writing by Association for legitimate and nondiscriminatory reasons and provided the effect of the removal and replacement would not otherwise create a violation of applicable law or regulation, or if due to a promotion of the employee or if requested by the employee.~~

- f) **Budget Update:** Bryan Fangman **motioned** to **approve** that the 2020 Budget will be adopted as the 2021 Budget, effective January 2021, no changes will be made to the 2021 Budget. Cassie Hartman **seconded** the **motion**. Motion carried unanimously. **(3-0)**



**X. Confirm Next Board Meeting Date and Time**

June 24<sup>th</sup>, 2021

**XI. Adjournment**

Bryan Fangman **motioned** to adjourn the meeting at **10:23 PM**.

Cassie Hartman **seconded** the motion.

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

*Bryan R Fangman*