

**Le Jardin Condominium Association, Inc.**

**Board of Directors Meeting – Thursday, May 1, 2014 9:00 a.m.**

Association President George McLaughlin called the meeting to order at 9:00 a.m. Roll call was taken by Mike Philip. Board members present were George McLaughlin-1403, Bill Nunnelly-903, Tom Faller-702, Brad Brown-1901 and Larry Ost-PH102. Residents in attendance were Jim Benson-1101, Carolyn McLaughlin-1403, Louise Ost – PH 102, Diane Rogers- 1502 and Anne Thomas-1202 on the phone. Le Jardin’s attorney Greg Marler was also present.

1. Roll Call was taken and a quorum was established. This was the 4<sup>th</sup> BOD meeting held this year.

2. Motion was made by Tom and seconded by Bill Nunnelly to accept the minutes of the last meeting that was held on April 25, 2014 after the Annual Meeting.

3. Discussion of the Shutter Maintenance Program:

George introduced the attorney Greg Marler who is the Association’s representative in this matter. The draft of the shutter program was introduced and discussed. The association is not the responsible party, Le Jardin will be the facilitator only, ensuring the residents abide by the every other year mandatory maintenance program. Discussion followed regarding the responsibility of the shutters and Greg assured that it is a limited common area and the owner’s responsibility.

Motion was made by Bill to adopt the shutter preventative maintenance document (see attached) making it mandatory for each resident to have maintenance on their shutters every other year at the owner’s expense. Brad seconded and motion carried.

4. Discussion of shredder in mail room:

George shared information regarding the problem of identity theft in the Naples area. Naples is the number one (1) city in the country for identity theft. He suggested purchasing an industrial size shredder and put it in mail room for all to use. The price was around \$4500.

Motion was made by Brad and seconded by Larry to look into a commercial type shredder to be put in the mail room for all to use. Motion carried.

5. Discussion of building security-elevator lockout:

Two potential breaches in security were noted in this building. One area was the elevators coming from the garages. What is proposed is to use a fob coming in from the garages. Simplex has been notified and is working on this. Mike is to investigate placing cameras in the garage so that we have a better view of the elevators. He is also to look into digital upgrade to our camera system.

The question, “what are material alterations” was asked and this was discussed with Attorney Greg Marler trying to clarify this. George reiterated this is not a clear area but the obligation of the board is to seek the advice of our attorney.

At 10a.m., Brad made a motion to adjourn and this was seconded by Tom with all members in favor.