



Chateau De Ville Condominiums

NOTICE IS HERBY GIVEN, in accordance with the Bylaws of the Association and Florida's Condominium Act, that the Annual meeting of the members will be held at the following date, time and place:

Date: January 22, 2020
Time: 5:30 p.m.
Place: Chateau De Ville Club House
2020 Continental Ave.
Tallahassee, Florida 32304.

Agenda:

1. Calling the meeting to order.
2. Calling of roll and certifying proxies.
3. Proof of notice of meeting or waiver of notice.
4. Reading and Disposal of any unapproved minutes.
5. Election of Board Members
6. Reports of Officers
 - a. Presidents Report
 - b. Financial Report
7. Unfinished Business
8. New Business
9. Adjournment



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2019 Annual Board Meeting Minutes

Date: March 27, 2019
Time: 5:30 p.m.
Place: Chateau de Ville Club House
2020 Continental Ave.
Tallahassee, Florida 32304.

Agenda:

1. Calling the meeting to order- Meeting was called to order by Randy Miller at 5:37 p.m.
2. Calling of roll and certifying proxies- Proxies were in hand and verified by Board Members and Members of the Association.
3. Proof of notice of meeting or waiver of notice- Meeting notice was verified by Affidavit.
4. Reading and Disposal of the 2018 Annual Meeting Minutes- Kay Linton motioned to approve the 2018 Annual Meeting Minutes as presented by management. Rodney Elkins 2nd the motion. Motion carries 3-0.
5. Election of Board Members. (As we have received the same number of candidate nomination forms for the Board, as there are positions available on the Board, the Florida Statutes state that the candidates are automatically elected; therefore it will not be necessary to have an election at the meeting. Your Board Members are Randy Miller, Kay Linton, Rodney Elkins, T.J. Lewis and Mary Frieden all are owners.)
6. Reports of Officers
 - a. Presidents Report/ Financial Report- Randy Miller discussed the financial setbacks the Association has had as a result of serious damages to the roofs as a result of the hurricanes we have had in the last two years. In addition, he expressed a very real concern of the reserves and how they have been depleting as a result of this. Randy Miller advised that in the past he has opposed any increase to the dues. However, one solution to consider is amending the Budget to do a temporary increase to replenish some of the reserve

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By: Patty Swain, CAM



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funds. Management will provide the Board of Directors with an Amended Budget for their review and then will send a 14 Day Notice to the Members of the Association. In addition, another way to help the Association would be to divert the water/sewer expense to the owners. Management is working to obtain options that may work.

7. Adjournment- Kay Linton motioned to adjourn the meeting at 6:30 pm. Rodney Elkins 2nd the motion. Motion carries 3-0.



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BOARD MEETING MINUTES

Date: October 23, 2019
Time: 5:30 p.m.
Place: Chateau Deville Leasing Office
2020 Continental Avenue
Tallahassee, Florida 32304

Agenda:

- 1) Call to Order: Meeting was called to order at 5:42 PM.
- 2) Calling of the Roll: Board Members: TJ Lewis, Randy Miller, Mary Freidin, Kay Linton (On-Phone). Management: Patricia Swain, Kyle Rowell and Tiziana Marquez.
- 3) Approval of July 17th, 2019 Board Meeting Minutes: Minutes approved without objection.
- 4) Approval of 2019 3rd Quarter Financials: Management noted that a few units had been sold and estoppels had been created. Funds assessed helped compensate expenses. TJ Raid motioned to approve. Mary Freidin 2nd motion. 2019 3rd Quarter Financials approved unopposed.
- 5) Old Business-
 - a) Tadlock Roofing Warranty: Management noted that DJ Fredericks believed there was a strong case due to negligence. Attorney's office requested for management to send history of communication with anyone with Tadlock including emails and text messages.
 - b) Water Flow Meter Update: Management noted that readings will be compiled and sent to TALGOV for conversion to a dollar amount.



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6) New Business

- a. Discussion/Proposal of Main Sewer Line Replacement: Board requested a second estimate from another vendor. Board also noted that a special assessment notice be sent out for assessment of \$200 to the membership for repairs.
- b. Emergency Meter Can Replacement: Management reported an emergency replacement of the meter can impacting 4 units and a common area meter.

7) Adjournment: Meeting adjourned at 6:45 PM.