

**Le Jardin Condominium Association, Inc.**

**Board of Directors Meeting  
Tuesday, June 17, 2025, 9:30 AM (ET)**

Board members present: Larry Ost- PH102. Via Zoom: John Van Roden - 403, Jim Klinke – 801, Barbara Kesman – 401 & Paul Suckow – 703 were not present.

Le Jardin Staff Present: Jamie Kennedy - Manager, and Michael Miller - Assistant Manager.

1. Certifying Quorum and Call to Order: Board President Jim Klinke certified the quorum of Directors and called the meeting to order at 9:30 AM (ET).

Homeowners present: Linda Nelson, Paul Suckow, Pete Hart, Tom Conforti, Charlie Olson, Tom Smith, Charlie Shriver, Dallen Peterson, Colleen Campobasso, Catherine Deluce, Don Hutchings, .

On Zoom: Raynelle Heidrick, John Lowrey, Debbie Smith, Pete Hart, Michael Wood, John Bertucci.

2. Proof of notice: The meeting notice was posted as well as emailed to all owners on June 13, 2025, by Jamie Kennedy.

3. Approval of Minutes from the 3/26/2025 Organizational Meetings: A motion to approve the minutes was made by John Van Roden and seconded by Larry Ost. The motion passed unanimously.

4. Discussion and Vote on Building Exterior and Garage Floor Paint Projects:

Jim Klinke held a discussion regarding the four firms that submitted proposals to assist with the exterior and garage painting projects. After thorough evaluation, management recommends awarding the contracts to SCS for both the exterior and garage paint work, with TRC Engineering overseeing project management and Walker Contracting handling any required remedial or restoration work. The consensus is that the current building colors appear dated, and an update is warranted. The new exterior colors were chosen to complement the recently renovated pool deck, with the final selection reflecting the positive feedback received from ownership. The garage paint project will utilize an epoxy coating system.

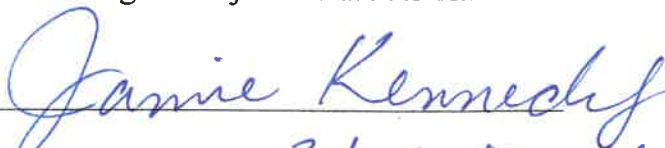
A discussion was held regarding project expenses. Due to uncertainties in remedial work, epoxy flooring, and scope, costs may exceed estimates. Projects will draw from the budgeted SIRS account, with a potential special assessment for shortfalls pending final costs. With no further discussion, a motion to approve and award the contract for the exterior building paint and garage paint projects to Service Contracting Solutions (SCS) was made by Jim Klinke and seconded by Larry Ost. The motion passed unanimously.

5. Old Business: Jamie Kennedy provided an update on the "Damn Easy" flood barrier system selected for our property, including the current permitting status with the City of Naples, anticipated final approval dates, and projected installation timeline.

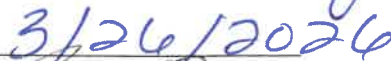
6. New Business: None

7. Adjournment: With no further business, a motion to adjourn was made by Larry Ost and seconded by John Van Roden. The meeting was adjourned at 9:43 A.M.

Prepared by:



Approved at Board Meeting on:



By:

  
Lawrence Ost Secretary