

## **Board of Directors Meeting**

### **Condo Assn. IV**

**April 17, 2014**

Present: Leo Spooner, President  
Bruce Hill, Vice President  
Nicole Hadley, Secretary  
Phil Colettis, Ameri -Tech Property Manager

Absent: Rosemarie Buscarello, Treasurer

Leo called the meeting to order at 7:00 p.m. A quorum was present.

The meeting was posted in due time.

Leo made a motion accept the March minutes and Bruce seconded. The vote was Aye from Leo, Bruce, and Nicole. Rosemarie absent.

New Business:

Leo made a motion to accept the bid from Accurate Welding for the repairs to the carport of Building 3. Bruce seconded the motion. The vote was Aye from Leo, Bruce, and Nicole. Rosemarie absent.

Bruce proposed that all future bids should come with a time frame for completion to be determined by the contractor and if the work is not completed by that time a penalty should exist.

The board discussed possibilities for a penalty for not meeting deadlines and agreed upon a 2% deduction from the total cost of the job. The vote was Aye from Leo, Bruce, and Nicole. Rosemarie absent.

Old Business:

The touch up painting of the buildings is scheduled for Monday April 21<sup>st</sup>.

After touring the grounds with the landscaper the budget for adding plants was increased to \$400 and is scheduled for May 1<sup>st</sup>.

The netting has been secured to the chimney of Building 2 for the bats in Unit 202. Phil said that the homeowner of Unit 202 was going to come to the meeting tonight, but he never showed.

Bruce suggested that at the budget meeting in the fall we find a place in the budget to save for repairs to the buildings where the bats are entering. Phil noted that if a reserve is dedicated for bats that that is the only thing the money can be used for.

The board will revisit this issue in the fall.

The clubhouse remodel is almost complete. The new carpet has been installed and the new chairs are set up. Phil also pointed out that the table legs were even painted to match the finish on the new chairs. We are waiting on the arrival of new blinds as the original choice would not work with the door located where it is. The change in blinds allowed for a decrease in cost.

Leo made a motion to close the meeting, seconded by Bruce. The vote was Aye from Leo, Bruce, and Nicole. Rosemarie absent. The meeting was adjourned at 7:40 p.m.