

Board of Directors Meeting

Condo Assn. IV

February 20, 2014

Present: Leo Spooner, President
Bruce Hill, Vice President
Rosemarie Buscarello, Treasurer
Nicole Hadley, Secretary
Elias Kondilatos, Member at Large
Phil Colettis, Ameri -Tech Property Manager

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

The meeting was posted in due time.

There were no minutes to read and accept as there was no January meeting.

New Business:

A discussion was had about fixing the crumbling concrete in front of Building 2. Phil said it would be done next week and in the meantime he would put cones out to mark the area until it's fixed.

The board discussed the complaint posed at the annual meeting regarding items being stored under the stairwells. Phil said the items had been removed and either collected by their owners or put behind the fence at the end of the building.

The board discussed the complaint posed at the annual meeting about planting new plants. We discussed the plants in front of the buildings and needing to find out what plants work best in the sun versus shade. We also discussed having the landscaping done by our lawn maintenance company instead of an outside vendor. The thought is that this way the worker's should know what plants have been planted and what the proper maintenance is for them to thrive.

Old Business:

The question was posed by Rosemarie about having the ramp removed from in front of unit 101 now that there are new tenants and it is no longer needed. Phil said he would send a letter to the homeowner.

Leo requested a copy of what exactly the monthly chargebacks include in the financial statement.

Elias suggested we have someone explain the financial bookkeeping system to us.

Rosemarie said she would call Ameri-Tech; about setting up a meeting with the accounting department to explain the system to us. A meeting has been arranged for Friday, March 14, 2014 at 10:30 a.m.

A question from the audience was posed about marking the first and last steps in the stairwells. The board agreed to consider this and discuss it at the next meeting.

Leo made a motion to close the meeting, seconded by Bruce. The vote was all Ayes. The meeting was adjourned at 7:23 p.m.

