

Board of Directors Meeting

Condo Assn. IV

September 18, 2014

Present: Leo Spooner, President
Rosemarie Buscarello, Treasurer
Nicole Hadley, Secretary
Phil Colettis, Ameri -Tech Property Manager

Absent: Bruce Hill, Vice President

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 April minutes and Rosemarie seconded. The vote was Aye from Leo, Rosemarie, and Nicole. Bruce absent.

New Business:

The board reviewed the bids for painting from Avery in the amount of \$24,700 and from Lowe's in the amount of \$24,300.

Leo made a motion to ratify the votes from August for the painting of the buildings and staining of the sidewalks. Rosemarie seconded the motion. The vote was Aye from Leo, Rosemarie, and Nicole. Bruce absent.

The board discussed adding vinyl barriers to prevent bats from sliding up into the soffets at a cost of \$650 per building. Leo made a motion to accept this proposal. Rosemarie seconded. The vote was Aye from Leo, Rosemarie, and Nicole. Bruce absent.

The board discussed possibly recycling exterior lights from Condo 7 and learned they are not necessarily getting new lights, the subject was dropped.

Phil had a sample booklet of sidewalk stain colors to leave with us.

The board discussed the occupancy of Unit 119 – Phil had no knowledge of anyone moving out.

The board discussed unit 314 not having paid dues since they moved in.

The board discussed anyone over 3 months past due with HOA dues be sent to the attorney.

The board discussed adding a notice in the annual meeting agenda for making an addendum to change the bylaws to require someone to have to own their unit for two years before renting or having a percentage of the rentals.

The board discussed needing to get bids for new lawn companies.

Rosemarie made a motion to close the meeting, seconded by Nicole. The vote was Aye from Leo, Rosemarie, and Nicole. Bruce absent. The meeting was adjourned at 8:06 p.m.