

**Board of Directors Meeting  
Condo Assn. IV  
May 20, 2020  
Telephone Conference Call**

Present: Rosemary McGuire, President  
Rosemarie Buscarello, Secy. /Treas.  
Robert Garvine, Director  
Eric Gurczinski, Director  
Elias Kondilatos, Director  
Beverly Neubecker, Ameri-Tech Property Manager  
Phil Colettis, Ameri-Tech Manager

The President called the meeting to order at 7:00 p.m.

A quorum was present

The meeting notice was posted in proper time.  
There were two residents present on the conference call.

The President explained about obtaining a loan so that the electrical problem in building 1, which has become critical, could be addressed.

The board discussed the available options: (1) whether to obtain a loan or (2) charge a special assessment to each homeowner. After a lengthy discussion, it was decided that an assessment would not be appropriate because of the economic hardship it would cause owners. Bobby then made a motion to apply for a \$35,000.00 loan for 3 years @4.25% interest, however it was noted that the interest rate will not be known until the application is made. Rosemary seconded the motion. The vote was Bobby Aye, Rosemary Aye, Rosemarie Aye, Eric No, and Elias No.

The Board then discussed the bids for the electrical work in buildings 1 and 2. The electricians informed us that the panel for building 2 was corroded and small animals can get in and cause a problem, potentially resulting in loss of electricity for all the residents of building 2. A long discussion ensued by the board. Two members of the board did not feel that building 2 had a problem, their power does not flicker or fade in and out as in building 1 and thus decided that there was no need to repair building 2. The Board will meet with Sunshine Electric and Dunedin Electric to ask them each certain questions that the board had regarding their bid.

On motion by Rosemary, seconded by Eric to have attorney send letter to unit 210 who is in violation of our by-laws. The vote was all Ayes.

The Board then discussed cleaning gutter bids. On motion by Rosemarie, seconded by Elias to award Window Gang the bid to clean gutters 3x a year for \$1,099.00. The vote was all Ayes.

Bobby will do a walk thru with Beverly and Specialized Services to check all gutters that need repair or replacement.

On motion by Rosemarie, seconded by Bobby to adjourn the meeting. The meeting was adjourned at 8:49.p.m.