

**Board of Directors Meeting  
Condo Assn. IV  
January 19, 2012**

Present: Roland Roy, President, Treasurer  
Marion Ruuge-Aronson, Vice President -Absent  
Rosemarie Buscarello, Secy.  
Louis Deutsch, Member at Large  
Leo Spooner, Member at Large  
Phil Colettis, Ameri-Tech Property Manager

Roland, called the meeting to order at 7:40 p.m. Four members were present.

The meeting was posted in due time.

There was an attempt by several members of the board to obtain sufficient proxies, by going door to door for signed proxies. There were not sufficient proxies or owners present for the annual meeting.

The Secretary read the minutes of December 15, 2011. Roland made a motion to accept the minutes as read, seconded by Leo. The vote was Roland Aye, Leo Aye, Lou Aye, Rosemarie Aye, and Marion Absent.

New Business:

Rosemarie made a motion to nominate Bruce Hill as a member of the Board, seconded by Lou. The vote was Roland Aye, Rosemarie Aye, Lou Aye, Leo Aye, and Marion absent.

The yearly warranty roof inspection is due. Roland asked Phil to call Done Rite Roofing to do the inspection. Roland would like Done Rite to repair whatever is necessary to maintain warranty. Roland made a motion to have Done Rite check roofs in accordance with the warranty, seconded by Lou. The vote was Roland Aye, Lou Aye, Leo Aye, Rosemarie Aye, Bruce Aye and Marion absent.

The Board reviewed the status of the Bat removal in Building 2. Phil informed us that the cones were removed by Impact and gutters are to be replaced. The tenant indicates no need for the closet ceiling to be replaced. The board told Phil to write to the owner and get the answer in writing whether the closet ceiling is to be replaced due to the odor from the bats.

Phil was not able to co-ordinate with the contractors for downspouts at this time.

Roland told the board that he received \$150.00 cash from the lady who damaged the carport in front of Building 3, the money was given to Phil to be deposited in our account.

Phil gave his managers report that unit 101 says they have a leak again from upstairs, Phil will check this out.

Old Business:

The landscaping and beautification of grounds status is that Lance's Landscaping will provide the board with pictures of where the plantings will be placed on the property.

Roland gave his Treasurer Report. Leo made a motion accept the Treasurers Report, seconded by Bruce. The vote was Leo Aye, Bruce Aye, Roland Aye, Rosemarie Aye, Lou no response and Marion absent. There was a volatile discussion after the reading of the Treasurer's Report as to what account the surplus was placed.

Roland made a motion to close the meeting, seconded by Rosemarie. The vote was Roland Aye, Rosemarie Aye, Leo Aye, Bruce Aye, Lou Aye, and Marion Absent. The meeting was adjourned at 8:45 p.m.