

**Board of Directors Meeting
Condo Assn.IV
May 20, 2010**

Present: Marilyn Howell, President
Roland Roy, Vice President – Treasurer
Louis Deutsch, Member at Large
Rosemarie Buscarello, Secretary – via cell phone
Marion Aronson, Member at Large
Gary Moore, Ameri-Tech Property Manager

Marilyn Howell, called the meeting to order at 7:05 p.m. All Board Members were present.

The meeting was posted at required.

The minutes of April 22, 2010 was read by Marilyn. Lou made a motion to amend the April minutes regarding the paragraph that stated checks were to be paid telephonically. This will indicate that the Board approves having the invoices approved by Roland for payment, and that Ameri-Tech will sign the checks. Seconded by Roland and the vote was All Aye. Marion made a motion to approve the amended minutes, seconded by Roland. The vote was All Aye.

A discussion was held about the Pine Tree in front of Unit 112.

Roland made a motion to make it mandatory for all homeowners to have homeowners insurance, seconded by Marion. The vote was Marilyn Aye, Roland Aye, Marion Aye, Rosemarie Aye, and Lou Nay.

Roland made a motion to have a Robellini Palm Tree planted in front of Unit 201, seconded by Marilyn. The Vote was Marilyn Aye, Marion Aye, Roland Aye, Rosemarie Aye, and Lou Nay.

Roland made a motion to accept the Accountant's Compilation Report for ELW IV – Year ending 12/31/2009, seconded by Lou. The vote was all Ayes. The Association has met the mandatory requirements for this report for the next three years. The next report will be due in 2013.

Marilyn made a motion to suspend meetings for June, July, and August, seconded by Lou. The vote was all Ayes.

Steve's Welding will do stucco repair work on Building 1 Walkway.

Gary gave his manager's report:

The REC account is history, \$1,269.46 was transferred to account No. 6400 which will be used for all REC expenses.

There was some interest in Unit 213 from Banks, but to date nothing has materialized.

Unit 206 owes \$1,420.00, and is in the foreclosure process.

Gary informed the Board that the resident who was sent a letter regarding pet cleanup on grounds, has cleaned the backyard of all fecal matter.

A new owners listing will be e-mailed to all Board members.

Bright House cable relocation will be done by May 21, 2010, and they will fix other areas in Building 3.

Roland called Avery Painting for a more detailed bid. The amount of the bid is the same as the previous bid. The bid is to paint the interior and exterior of the Clubhouse.

Lou made a motion to accept the bid from Avery Painting to paint the interior and exterior of the clubhouse totaling \$2,600.00 seconded by Marion. The vote was all Ayes.

Condos 2 and 3 also need to approve the bid.

Landscaping/Shrubs/Mulch will be done in the fall.

Wally is to clean out the gutters and the enclosures.

Roland gave the Treasurer's Report.

Marilyn made a motion to close the meeting, seconded by Marion, The vote was All Aye. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,
Rosemarie Buscarello

