

**Board of Directors Meeting
Condo Assn. IV
December 20, 2012**

Present: Roland Roy, President/Treas.- on phone
Louis Deutsch, Member at Large - absent
Rosemarie Buscarello, Secretary - on phone
Leo Spooner, Member at Large
Bruce Hill, Member at Large – on phone
Phil Colettis, Ameri-Tech Property Manager

Roland Roy called the meeting to order at 7:11 p.m.

It was certified that a Quorum of the Board was present.

The meeting was posted as required.

The secretary read the minutes of the November 15, 2012 budget meeting, and the regular meeting minutes of November 15, 2012. Roland made a motion to accept the minutes, seconded by Leo. The vote was All Aye by members present, Lou was absent.

New Business:

The status of location sewer line cleanouts has been done in building 2, except where Marion's unit is located. The work has been completed in building 2, but there is one repair to be done which will be done when Building 3 is done. Building 3 is the next building to be checked.

The status of the hose bibs on the end of the buildings has been done. Phil is in the process of obtaining prices for hoses for each building.

The status of people not picking up dog poop was discussed. Letters have been sent to both owners for units 211 and 215. The owners each called Phil and said that they will talk to their renters and tell them their dogs must be on leash and to pick up after their dogs and not walk them on grass by buildings.

The status of the complaints of additional men and a large dog in unit 118, and cigarette butts on walkways has been corrected. The men are no longer living in the unit and the dog is gone with them.

Phil informed the board that the irrigation water leak in rear of building 3 has been repaired today.

Phil told the board that one zone caused a surge when the sprinklers were on, and this has been adjusted. The pump is fine. The timers on buildings 2 and 3 are to be replaced.

There was some discussion about terminating Trugreen's contract, because they have not complied with the contract. They have too many sub-contractors and there is no one person in charge. The board discussed the other two bidders and Roland made a motion to give bid to Laurose, seconded by Leo. The vote was All Aye, by members present, Lou was absent.

Manager's Report

Phil is to meet with a roofer about the ceiling over the stairwell in building 2 which has leak, and the window sill by Unit 215 is broken and needs to be repaired.

Treasurer's Report

Roland gave his Treasurer's Report. Leo made a motion to accept the Treasurers Report, seconded by Bruce. The vote was All Aye by the members present, Lou was absent.

Rose made a motion to close the meeting seconded by Roland. The vote was All Aye by the members present, Lou was absent. The meeting was adjourned at 7:46 p.m.