

**Board of Directors Meeting
Condo Assn. IV
January 20, 2011**

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

Roland, called the meeting to order at 7:16 p.m. Five members were present.

The meeting was posted in due time.

The Secretary read the minutes of December 16, 2010. Marion made a motion to accept the minutes as read, seconded by Roland. The vote was All Aye.

The yearly warranty roof inspection is due. Roland asked Gary to call Done Rite Roofing to do the inspection. Roland would like to add that chimney caps be checked. A discussion ensued and Lou will pull the warranty on the chimney caps. The chimney caps portion as been tabled until the warranty is checked on the caps.

The electrical outlets near the air conditioning units were not working in Buildings 1 and 3. A bid was received in the amount of \$1,105.00 per building to repair which would mean digging trenches along the rear of the buildings. Roland made a motion to table this item, Marion seconded. The vote was Leo Aye, Marion Aye, Rosemarie Aye, Roland Aye, and Lou Nay.

Two bids were received for pressure washing sidewalks, catwalks, upper and lower, and stairs. Rosemarie made a motion to accept the pressure washing bid from Riptide Pressure Washing, since he does not use bleach, but a mildewcide treatment in the amount of \$788.37. Marion seconded. The vote was Roland Aye, Marion Aye, Leo Aye, Rosemarie Aye, Lou Nay.

Gary Gave his managers report. There is a possible sale pending on unit 206. It is in estoppel process now. New owners are in Unit 213.

There are no owner issues. A discussion was held regarding gas barbecue grills used on the Lanai, or near the buildings. Gary will write a notice for the bulletin boards. Fire Marshall law states no propane allowed within the units, and must be 10 feet from buildings.

An updated owner listing will be sent to all board members.

Sales/Lease application, Pets section should be amended to add pets current license and rabies health certificate. Picture of pet to be supplied with the application.

Roland gave the Treasurers Update for year end. Lou made a motion that the surplus be added to deferred maintenance account, seconded by Marion. The vote was all Aye.

Landscaping/Beautification of grounds. A walk thru will be done.

A discussion was held, the new owners of Unit 213, purchased by foreclosure have no pool key, mailbox key, or keys to the Unit. Roland made a motion to give the owner a key to the pool at no charge, seconded by Marion. The vote was Roland Aye, Marion Aye, Rosemarie Aye, Leo Aye, and Lou Nay.

Roland made a motion to give Tru Green the contract in the amount of \$2,819.25 for grass and shrubs, Marion seconded, the vote was all Aye.

Rosemarie made a motion to close the meeting, seconded by Lou. The vote was all Aye. The meeting was adjourned at 8:39 p.m.

