

**Board of Directors Meeting  
Condo Assn.IV  
March 21, 2013**

Present: Leo Spooner, President  
Lou Deutsch, Vice President  
Rosemarie Buscarello, Secretary  
Nicole Hadley, Member at Large  
Marion Ruuge-Aronson Member at Large - Absent  
Phil Colettis, Ameri-Tech Property Manager

Leo Spooner called the meeting to order at 7:00 p.m.

The meeting was posted in due time.

The minutes of the February 21, 2013 meeting were read by the Secretary. Leo made a motion to accept the minutes as written. Nicole seconded the motion, the vote was Leo Aye, Nicole Aye, Lou Aye, Rosemarie Aye, and Marion Absent.

Leo made a motion to not have any phone conversations during a meeting with any Board member who is physically not present. Any member not present is absent from the meeting. Lou seconded the motion; the vote was All Aye, and Marion absent.

New Business:

Striping all parking spaces in all three building, and on the ramps cross hatching for handicapped. Loading signs on all three buildings to assist the handicapped was discussed. Phil presented two bids one from Allegiance Development in the amount of \$950.00; and a bid from Dumala & Sons in the amount of \$680.00. Leo made a motion to award bid to Dumala & Sons to do the work for \$680.00, seconded by Rosemarie. The vote was All Aye, and Marion Absent.

The update on painting of buildings, railings and carport posts has been completed.

The work on roof repairs on building 2 has all been completed.

There is stucco in certain places on the buildings that needs repair. Phil received one bid from Down Under Construction Services to repair all areas in the amount of \$1,150.00. Lou made a motion to accept the bid from Down Under Construction, seconded by Nicole. The vote was All Aye, Marion Absent

A discussion was had regarding the patio behind Building 2. It was stated that this was the only patio in Condo Assn. IV, The owner was given permission to put several patio blocks outside the Lanai, so that her husband who was sick in a wheelchair could sit outside and not be in the grass. The special need no longer exists, and the owner now resides out of State a good portion of the year. This patio is on common area. Lou made a motion for the owner to dismantle the patio because the need no longer exists, and for Phil to write a letter to the owner. Leo seconded the motion. The vote was Lou Aye, Leo Aye, Nicole Aye, Rosemarie Aye, and Marion absent.

Lou from Building 2 asked that the walkway by the left front of the building be cleaned, he says it has mold on it and the walkway smells. Leo asked Phil to look at the walkway and have Jay Ozbun clean and disinfect the walkway.

Managers' Report.

Phil had nothing further to report.

Old Business:

Update on checking sewer lines in front of building 1 and 3 has been tabled. Building 2 has been completed.

Treasurers Report:

Rosemarie gave her Treasurer's Report. Leo made a motion to accept the Treasurer Report, Nicole seconded the motion. The vote was All Aye and Marion absent

The Board discussed the Heron Paper regarding installing gates at Tampa Road and the entrance at East Lake. It seem there is some court settlement, that the gates go up, but the Condo Associations not in the Master Association will be given card or code at no charge to the Associations. We will try to keep updated on this information.

Lou made a motion to close the meeting, seconded by Leo; the vote was All Aye and Marion absent. The meeting was adjourned at 8:00 p.m.

