

Board of Directors Meeting

Condo Assn. IV

March 20, 2014

Present: Leo Spooner, President

Bruce Hill, Vice President

Rosemarie Buscarello, Treasurer

Nicole Hadley, Secretary

Elias Kondilatos, Member at Large

Phil Colettis, Ameri -Tech Property Manager

Leo called the meeting to order at 7:00 p.m. A quorum was present.

The meeting was posted in due time.

Nicole read the February minutes; Leo made a motion accept the minutes and Bruce seconded.

New Business:

Leo made a motion to accept the proposal from Painting by DeFazio Inc. for touch up painting of all three buildings. Rosemarie seconded the motion.

Leo suggested resuming walking the buildings on Fridays with Phil to check for any maintenance issues.

Leo suggested only putting new plants where it's bare. The board discussed holding the landscapers accountable for the plants flourishing. The suggestion was made by Phil to put a cap amount on the new plants. We agreed on a cap of \$300 and Phil and Leo would walk the grounds to determine which areas need plants. Leo made a motion to accept the proposal from Laurose Lawns Inc. contingent on the new cap amount. Bruce seconded the motion. The vote was Aye from Leo, Bruce, Rosemarie, and Nicole. Elias abstained.

Phil presented the board with a bill from the homeowner of 109 for damage from a leak. Phil said we are only responsible for repairing drywall which has already been done. We are not responsible for any contract initiated by the homeowner and the homeowner did not notify the association of the leak before doing repairs. Leo said a letter needs to be sent to the homeowner stating that we're not responsible. Phil said he would send a letter out. The vote was Aye from Leo, Bruce Nicole, and Elias. Rosemarie abstained.

The board was presented three bids for bat removal. The homeowner is willing to be present with the company to go over the entry ways. The bats are currently in the chimney. Phil is going to get new bids for just the single unit to remove the bats and repair the entry ways. Leo made a motion to approve the bat suggestion, Bruce seconded. The vote was all Ayes.

The clubhouse remodel has been postponed pending discussion of how it's to be used. Rosemarie made a motion to accept the current proposal of the remodel so it can progress before the next meeting if possible. Leo seconded. The vote was all Ayes.

The board discussed raising the fee to reserve the clubhouse to a total of \$150 with \$100 being non-refundable and \$50 being refunded if the clubhouse is cleaned after use. Rosemarie made a motion to ratify the cleaning fee. Nicole seconded. The vote was all Ayes.

The board tabled the painting of the walkways until we get more information on the products we're interested in using.

Old Business:

The repairs to the walkways have been completed.

Elias announced his resignation as Member at Large from the Board of Directors.

Leo made a motion to close the meeting, seconded by Bruce. The vote was all Ayes.
The meeting was adjourned at 8:30 p.m.

