

**Board of Directors Meeting  
Condo Assn. IV  
July 15, 2020**

Present: Rosemary McGuire, President  
Robert Garvine, Director  
Eric Girczinski, Director  
Elias Kondilatos, Director  
Beverly Neubecker, Ameri-Tech Property Manager

Owners Present: Leo Spooner, and Dan Kinney

Rosemary called the meeting to order at 7:00 pm.  
The meeting was posted as required.

Rosemary moved to waive the reading of and accept the minutes from the June 1, 2020 Board meeting, seconded by Eric, all in favor, carried.

The Board accepted the resignation of Rosemarie Buscarello submitted via email.

The Sunshine Electric start date for the electrical panel replacement was discussed. Management stated it could not be set until the down payment was made to Sunshine.

The Board approved a letter to be sent to the owner of 308 for screen door replacement.

Paint bids are in process to touch up peeling paint on the fascia boards on the buildings.

The dog problem at 211 Martha was addressed. The unit will be sent to legal to send a letter.

Bldg 2 unapproved renters was discussed. Beverly and Elias will go to the owners home to discuss the situation, if necessary, the situation will then go to legal.

The Gutter repair schedule was discussed. Beverly stated Specialized Services will begin on July 22, 2020.

Unit 210 illegal renters will be sent to legal to evict as soon as the Covid 19 stay is lifted.

### **New Business**

Beverly will contact Affordable Services to power wash the sidewalks.

Mr. Kinney indicated that the sprinklers at the pool are directed at the pool furniture causing it to rust and mold. Mr. Kinney also mentioned the pool furniture was not being cleaned well. Beverly will contact Affordable.

Rosemary made motion to appoint Leo Spooner to the Board as Treasurer, seconded by Elias, all in favor. Mr. Spooner accepted.

Rosemary made motion to appoint Robert (Bob) to the position of Secretary, seconded by Elias, all in favor, carried. Bob accepted the position.

### **Adjournment**

Rosmary moved to adjourn the meeting at 8:10 p.m, seconded by Leo, all in favor, meeting adjourned.