

**Board of Directors Meeting
Condo Assn. IV
February 16, 2012**

Present: Roland Roy, President, Treasurer
Rosemarie Buscarello, Secy
Louis Deutsch, Member. At Large
Leo Spooner, Member at Large
Bruce Hill, Member at Large
Phil Colettis, Ameri-Tech Property Manager

Roland, called the meeting to order at 7:02 p.m.

The meeting notice was posted in proper time.

The Secretary read the minutes of the Regular Board of Directors Meeting on January 19, 2012. On motion by Roland, seconded by Leo to accept the minutes as read. The vote was All Aye.

New Business:

Dean Bradley from Soles Exterminating appeared before the Board to explain what treatments he uses on the buildings for bugs as well as rats. Dean told the board that he will come to treat inside units if the unit owner calls the company. This is all part of our contract with Soles Exterminating. Unit owners should call whenever they have a problem, and not to wait for our monthly treatments.

Roland made a motion to nominate Bruce Hill as a member of the Board, seconded by Rosemarie. The vote was All Aye.

The appointment last month was incorrect as per the amendment to the Association Documents, that there be only 5 members on the Board of Directors instead of 9 members. Marion Aronson resigned as a member of the Board.

Roland would like to designate a committee to review our Bylaws and Rules & Regulations for possible amendments and or changes. Marion was appointed as chairwoman of the committee.

Managers Report:

Phil reported that Unit 103 paid 2 months of their arrears this month. The Attorney still has all paperwork and will continue to monitor this situation.

Done Rite was called to inspect roofs and they will refund us \$300.00 Labor charges which were not to be charged last year for any work that was done under warranty.

Phil informed the board that the gutters were installed on Building 2 where the bats were removed. The owner and tenant have given permission to disinfect and replace ceiling in the closet as damaged by the bats.

Unit 101 the owner was having a plumber go back to check on the leak.

Phil gave the board a quote from Allegiance Development to put concrete curbs around corner in the amount of \$1,650.00. The item was tabled.

Solar Solutions gave a quote to Condo II for an additional heater for the pool. Roland asked Phil to call Arthur Air Conditioning to get an additional price for a heater. This item was tabled.

Roland gave his Treasurers Report. Rosemarie made a motion to accept the Treasurers Report, seconded by Lou. The vote was All Aye

Rosemarie made a motion to close the meeting, seconded by Bruce. The vote was All Aye. The meeting was adjourned at 8:20 p.m.