

**Board of Directors Meeting  
Condo Assn. IV  
April 19, 2012**

Present: Roland Roy, President /Treasurer  
Louis Deutsch, Member at Large - Absent  
Rosemarie Buscarello, Secretary  
Leo Spooner, Member at Large  
Bruce Hill, Member at Large  
Phil Colettis, Ameri-Tech Property Manager  
Mike Perez, Pres. Ameri-Tech Property Management

Roland, called the meeting to order at 7:00 p.m. Four members were present. Lou Deutsch was absent.

The meeting was posted as required.

The minutes of March 15, 2012, were read by the secretary, Roland made a motion to accept the minutes as read, Seconded by Bruce. The vote was Roland Aye, Rosemarie Aye, Leo Aye, Lou Absent.

New Business:

Discuss JayMarc Plumbing proposal to perform preventative maintenance on main sewer lines. Roland explained the sewer backup in building 2. He was present to see the blockage when the root was pulled out. The cost was approximately \$4,600. There are 4 units connected to each sewer pipe. The cost would be \$65.00 per pipe and there are 13 pipes to be cleaned. Each one would be looked at visually. After some discussion, Roland made a motion to have Ameri-Tech get a few quotes to open and snake out the lines. Mike Perez has another association that has a snake and an employee that will give us a price.

Review R.H. Ellis Co. proposal for repair/replacement of emergency lights, and stair floodlights in the amount of \$472.00, for all three buildings. When the power was out recently some of the emergency lights did not work. Roland made a motion to have the lights repaired by Ellis Co. Seconded by Bruce, the vote was Roland Aye, Bruce Aye, Leo Aye, Rosemarie Aye, Lou absent.

Roland told the Board that Stanley Steamer damaged the carport in front of building 2. They have accepted financial responsibility, and the damage will be repaired.

Lou Deutsch came in at 7:25 p.m.

Discuss Ameri-Tech's letter of response dated 3/28/12 regarding financial questions made by a Board Member. Mike Perez was present to answer and explain any questions. Lou discussed his comments. After a lengthy discussion all questions have been answered by Ameri-Tech. Bruce made a motion that the questions asked were resolved at this time. Roland seconded. The vote was Bruce Aye, Roland Aye, Rosemarie Aye, Lou Aye, Leo Aye.

Roland made a motion to do a recall of Lou Deutsch as a Member at Large. He is counter productive and disruptive on all Association business. Bruce seconded the motion. The vote was Roland Aye, Bruce Aye, Rosemarie Aye, Lou Nay, and Leo Abstained.

Roland made a motion for summer suspension of Board meetings from May through August 2012, Meetings will resume September 20, 2012. Bruce seconded the motion. The Vote was Roland Aye, Rosemarie Aye, Bruce Aye, Leo Aye, and Lou Nay.

There was a discussion regarding owners responsibility to obtain Condo Insurance coverage. Mike Perez explained the statute on this insurance coverage. Roland made a motion to have Ameri-Tech inform all owners to purchase insurance coverage as per Florida Statute. Rosemarie seconded the motion, the vote was All Aye.

There was a discussion about the paving around the clubhouse/pool. Condo II received a quote from Suncoast Paving in the amount of \$9,750.00. Condo IV's portion would be \$4,192.50. Roland made a motion to approve Condo IV's portion of the paving by Suncoast Paving around the clubhouse/pool. Bruce seconded the motion. The vote was All Aye.

Roland made a motion to pay Lance Landscaping for upgrading the sprinklers so that all plantings are watered properly in the amount of \$719.37 parts and Labor. Bruce seconded the motion. The vote was Roland Aye, Bruce Aye, Leo Aye, Rosemarie Aye, and Lou Nay.

Roland made a motion to have Lance Landscaping fertilize the plants for the amount of \$433.20 for the three buildings. Leo seconded the motion. The vote was All Aye.

Roland showed the board pictures of street signs that Condo II would like to put on our Condo property. The pictures and design were as quoted by Creative Sign Design. Roland made a motion to allow Condo II to erect the signs and indicated, and to maintain these signs. If the signs are not maintained, Condo IV will remove signs after giving 30 days notice to Condo II. Leo seconded the motion. The vote was All Aye.

Managers Report:

Phil informed the Board that Done Rite has not done the inspection on the roofs. Mike and Phil suggested that Phil will call Firestone for another approved dealer for the inspection of the roofs, so as to keep our warranty intact.

The curbing around Martha Lane has been completed.

Treasurers Report:

Roland gave his Treasurers Report. Roland made a motion to accept the Treasurer Report, Seconded by Bruce. The vote was Rosemarie Aye, Leo Aye, Roland Aye, Bruce Aye, and Lou no response.

Leo made a motion to close the meeting, seconded by Rosemarie. The vote was All Aye. The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Rosemarie Buscarello