

**Board of Directors Meeting
Condo Assn. IV
October 18, 2012**

Present: Roland Roy, President/Treas. - via phone
Rosemarie Buscarello, Secy. – via phone
Louis Deutsch, Member at Large
Leo Spooner, Member at Large - absent
Bruce Hill, Member at Large – via phone
Phil Colettis, Ameri -Tech Property Manager

Roland Roy called the meeting to order at 7:10 p.m. A quorum was present.

The meeting was posted in due time.

Rosemarie read the minutes of September 20, 2012. Lou made a motion to accept the minutes as read, seconded by Bruce. The vote was All Aye, Leo Absent.

New Business:

A discussion was held on locating sewer lines. Phil said 2 or 3 cleanouts are not visible and would take the camera man too long to locate these locations. Rosemarie make a motion to have a handyman locate the cleanouts, then have a professional do the camera work. Lou seconded the motion; the vote was All Aye, Leo absent.

Phil gave us the new proposals for landscaping, sprinklers and chemical maintenance:

- Trugreen stayed the same. \$910.00 per month
- Laurose Lawns Inc. - \$980.00 per month
- John Evans Lawns Service - \$1,000.00 per month

Phil informed the Board that Jay Osbun took care of algae/mold under the carports in front of Building 1 and 3. Leo, Lou and Phil inspected the work and we will see if the dry weather helps to keep algae dry. This item was tabled

Phil told the Board he was having a difficult time reaching the contractor to do the work on the extension of water drains in front of building 3. The contractor may do it gratis.

A discussion was held on the proposed budget for 2013. The budget workshop meeting will be Ameri-Tech's Offices on October 25th tentative date, at 10 a.m.

Phil reported to the Board that he has received complaints about renters in Building 1 who have 2 dogs now, instead of one and two additional people in the apartment. They smoke on the walkways and leave all cigarette butts on the floor. Phil will be checking this out and Lou said that the person who applied to the Association should be interviewed again.

Phil informed the Board that there are bats in the rear of No. 118. Impact is to come and check to see how many entry points are involved. This is in Building 1.

Roland gave the Treasurers Report. Bruce made a motion to accept the Treasurers Reports, seconded by Rosemarie. The vote was All Aye. Leo Absent

Lou made a motion to close the meeting, Bruce seconded. The vote was all Ayes, Leo Absent. The meeting was adjourned at 8:00 p.m.