

**Board of Directors Meeting  
Condo Assn. IV  
September 20, 2012**

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

Roland Roy, called the meeting to order at 7:15 p.m. A quorum was present.

The meeting was posted in due time.

The secretary read the minutes of April 19, 2012. Lou made a motion to add to the minutes a copy of an e-mail dated May 3, 2012, which was sent to Lou about an impeachment. Bruce seconded by motion. Roland made a motion to accept the minutes with this addition, Leo seconded the motion. The vote was all Ayes.

A discussion was held regarding alternatives to perform preventative maintenance on the sewer lines. There was a discussion about having the camera work done or snaking thru the lines. The cost of the camera is \$250. for camera and 2 hours of time. Lou made a motion to have Phil get the camera man to do Building 2, taking pictures out from the unit and into the unit, Bruce seconded the motion. The vote was all Ayes.

Phil informed the Board that the roofs have been inspected by a certified roofer, at no charge to the Association. There were no problems with the roofs. Roofs can only be repaired by a certified Firestone Dealer.

A request was received by the board from Units 309 and 311 to install patio blocks abutting their lanai. A diagram was given to Phil. Rosemarie made a motion to approve the request of Ms. Ferry and Mr. Spooner. Bruce seconded the motion, the vote was All Ayes.

Phil spoke to Trugreen about submitting a new proposal for Landscaping, sprinklers and chemical maintenance, and Phil is obtaining quotes from other vendors.

There was a discussion about obtaining vendor quotes to paint rust areas on metal stairs and railings for 3 buildings and carport posts (bldg. 1). Phil has received quotes to do this work as follows:

Frank DiFazio \$1,200.  
Lowe's Painting \$1,980.

Roland made a motion to award bid to Frank DiFazio Painting, Leo seconded the motion. The vote was all Ayes.

There was a discussion about the algae under building 1 and 3 carports and some sidewalks. Jay will clean these areas.

#### Managers Report

Phil reported no delinquencies.

Rosemarie asked Phil to look at extending the drains in front of building 3.

#### Old Business:

No old business

#### Treasurer's Report

Roland gave his Treasurer's Report, and the upcoming budget as discussed.

Rosemarie made a motion to accept the Treasurer's Report, Lou seconded. The vote was all Ayes.

Lou made a motion to close the meeting, seconded by Leo. The vote was all Ayes. The meeting was adjourned at 8:35 p.m

Respectfully submitted,  
Rosemarie Buscarello