

## Approved MINUTES OF OCTOBER 2, 2018

PRESENT: Tim Haas                      President  
          Tony Bartholomew          Treasurer  
          Terry Hennessy              Vice President  
          Virginia Lavish              Secretary  
          Marc Goldberg              Director  
          Lou Zeolla                  Director  
          Maureen Dore              Property Manager

Meeting called to order at 9:01 am. Motion was made by Tim to accept the Minutes of the April 23, 2018 meeting.. Seconded by Terry.. MOTION CARRIED

A discussion ensued to discuss turning off the water when residents leave for extended time. We will try to recover some of the expenses due to damage to the townhouse that happened when the tenant did not turn off the water and there was a major leak causing damage.

Maureen will send a letter out to owners and tenants with recommendations.

Motion made to go to the attorney to get some monetary relief by Tim.. seconded by Ginny,  
MOTION CARRIED

Discussion ensued regarding Oak Tree trimming. Some are causing driveway and sidewalk damage. A motion was made remove two trees and have an ongoing program to take care of this and possibly replace these invasive trees with trees that will not cause damage. Tim made the motion, seconded by Terry.. MOTION CARRIED. The money will come from the tree trimming account.

The problems of sidewalk maintenance was discussed.. There are a lot of trip hazards. A lot caused by trees. A motion was made by Tim to trim the trees taking the money from Building Maintenance. Seconded by Terry.. MOTION CARRIED

Maureen accepted a 3 year contract to continue as our Property manager. Time made a motion to approve the contract, seconded by Ginny.. MOTION CARRIED

It was decided to discontinue the contract with Aquatic Systems the was adding more and more chemicals with an increase in cost. Terry made a motion to go with Lake Doctors and terminate Aquatic systems. Seconded by Tim.. MOTION CARRIED.. The cost will be about the same, but they will furnish grass eating carp at no additional charge and go with a more natural maintenance rather than chemicals that were doing no good.

The Janitorial maintenance contract is being discontinued due to lack of services that were contracted for. Terry and Maureen interviewed Ameri Sweeps. A motion was made by Terry to discontinue services with Magic Mike and go with Ameri Sweeps.. seconded by Tony.. MOTION CARRIED.

Discussed problems with present Argonomics vendor Brightview. Inconsistent work and continued problems with insects. It was decided to terminate their contract and go with a Terra Tech who was our previous vendor and did a great job. Since Brightview took over the insects have increased and the chinch bugs increased.. Terra Tech will take over Oct 1, 2018. Motion was made by Terry to terminate Brightview and go with Terra Tech, and seconded by Tim.. MOTION CARRIED.

The guard house is still a topic that needs to be addressed. Many decisions have to be made regarding construction and the possibility of adding a rest room to the new building.

Our Center State CD is maturing on 10/30/18 and Tony would like to roll it over 13-15 months. Tony made a motion to this effect .. seconded by Tim, MOTION CARRIED.

Ginny announced that the Annual Meeting will be set for Tuesday, November 27<sup>th</sup> at 6 PM, followed by a regular meeting if possible... It was announced that if anyone is interested in running for the board, or continuing on the board, it must be submitted in writing to Maureen by October 18<sup>th</sup>. There will only be an election if more than 7 people submit their name by that date.

Marc discussed the Violation fines. The worst violator right now is a repeat offender. The owner will not be renewing their lease as of 11/30/18. Marc made a motion that the initial fine will be \$50 for offenders, seconded by Ginny.. MOTION CARRIED.

It was explained to everyone that a lot of the Florida laws favor renters now owners when there are problems. BUT you cannot rent your unit for one year after purchase.

Maureen talked about paver repair.. In order to move forward, we need to take the money from the Reserves since this will be an ongoing project over the years.. Tim made a motion to do this, seconded by Ginny.. MOTION CARRIED

Maureen talked about the damage ladders are doing when shutters are installed. We will try to get word out before the next season to let people know about this.

A discussion ensued regarding parking problems. Owners have every right to have a car towed that is in their driveway. Will try to see if we can get some new signs explaining where parking can and cannot be on site.

Because an owner abused the privilege to use the clubhouse at night and was told the on a particular night because where was sensitive information in the clubhouse that night and they could not use the clubhouse, the person ignored it. So now this person will have the key taken away and the locks changed. Luckily Lucy caught him, and moved the folders to Maureen's

desk, even after he was asked to use the outside tables for this one night. After Lucy left he went back in..

**NEW BUSINESS:**

A Budget meeting is scheduled for October 16<sup>th</sup> at 9 AM.

**OWNER COMMENTS:**

Talked about the sediment in the toilet tanks on occasion in the downstairs units. Not sure what can be done about it.

Nick asked about the hedges as well. Whether some will be replaced. Tim said they have slowly been replaced.

**MEETING WAS ADJOINED AT 10:45 AM**