



Meeting Minutes

Call to order

A meeting of ELW CONDO VII was held POOL SIDE on June 8, 2017 @ 6:55 pm.

Attendees

Attendees included: PRES. DON HOLZHAMMER; VP DON STONE, GREG ANDERSON, KERRI CROTTY.

Members not in attendance

Members not in attendance included: TRES GREGORY SMITH & SEC SUSAN KNIGHT.

6 other residence attended.

Approval of minutes: motion to approve last month's meeting minutes.
Don Stone motion to approve, Kerri Crotty 2nd motion.

UPDATED BUSINESS:

The crack in the concrete on the left side of building 2 is scheduled to be repaired.

The board approved the cut out for the front of building 6. VP Don Stone motioned; Kerri C. 2nd motion.

Pro Site Development has offered to commence the drainage work in front of building 6 by June 14th for an additional \$1000 in mobilization; meaning if they have to come out to the property more than once.

Innovative Roofing has completed their punch out list with exception of the sidewalk repair in front of building 2. This should be completed by the end of June.

Our landscaper has offered to replace the three dead trees; one time only. They will plant three 15 gallon crape myrtles.

The parts for the carport repair have been ordered. The board has come to a decision to bill the homeowner on our ledger in the amount of \$725.00 for the damage done by the former tenant in 124 Camille Court. The reason for our decision is based on the following witness statement from Don & Mary Stone:

The renter in building 5 condo #124; Joan, was moving out on a Saturday towards the end of May 2017. A U-HAUL truck that was rented by her was parked in front of the carport; as it was moved away from the space the damage to the top of the carport was noticed. The U-HAUL truck was the same height as the carport. The following Sunday while Joan was at the condo; Don Stone approached her and stated that it looked like she (Joan) had an accident. She (Joan) said "yes",

apologized, told him that she had insurance and she (Joan) stated she "would take care of it". Joan then asked Don to obtain an estimate to repair the damage and that she (Joan) would obtain an estimate to repair then decide which is the best one and complete the job.

Motion by Pres. Don Holzhammer; VP Don Stone 2nd motion; for the board to charge the homeowner of 124 Camille Court.

The buyer of 116 Camille Court was approved to move in prior to their homeowner interview; the new homeowner lives on the other coast. The homeowner's Son and Niece joined our meeting to vouch for her.

210 Mary drive was approved to replace the outside screen front door per required specifications.

LEGAL BUSINESS:

107 Woodland Court foreclosure notice has been served to the tenant. Due to no response for the demand for rent the board will serve paperwork to vacate the premises.

131 Camille Court & 209 Mary Drive are both current and on payment plans.

NEW BUSINESS:

VP Don Stone has noticed that (2) tenants have moved in building 5 without a board interview. The board would like to add to our rules & regulations/bylaws that our association will now fine those tenants and to have the security deposit held by the homeowner to now be paid to our association.

Meeting Adjourned @ 7:12 pm

VP Don Stone motion to adjourn; Kerri C 2nd motion.

SCHEDULED DATE FOR NEXT MONTHS MEETING TO BE DETERMINED AND EMAILED TO THE BOARD.

Secretary

Date of approval