



Meeting Minutes

Call to order

A meeting of ELW CONDO VII was held POOLSIDE on May 11, 2017 @ 6:30pm.

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.

OPEN QUORUM:

N/A

NEW BUSINESS:

The electrical billing statement showed a late fee, to be addressed; to be sure we are not paying late fees for the East Lake Woodlands communities. Water bill was \$1500 higher ??

Purchased a new hose reel for maintenance, Brian our Maintenance Manager will put it together with a new hose.

Two trees to the left of the flag pole are dead or dying; Greg Anderson to address the warranty of the trees. Would like to remove the dead tree by the street side of the pool; plant sod in its place.

Our contract with Larose Landscaping is monthly; we are generally happy with their work; however, consistency needs to be addressed regarding the edging around the back of the first floor homes. Greg Anderson will discuss the concern with the company.

A motion was made by VP Don Stone to begin foreclosure on Bldg 6; Unit 107; Kerri C; second motion.

The resident that wanted the association to replace her leaking windows and door is responsible for her own replacements; our attorney will not need to be involved.

Letters will be sent as "friendly reminders" to residences that have items on their front doors such as door and window decorations. It was stated that the bylaws do not allow door decorations; however, during holidays the other way will be looked.

UPDATED BUSINESS:

The roof project is completed. Punch out work is not completed. Some invoices need to be completed and corrected to obtain credit for material items.

There is a crack in the concrete on the left front side of building 2.

181 sheets of plywood were replaced during the roofing project. Overall only 5% in extras were found over the original estimate.

A hold was placed on the drainage project till approx November for buildings 4, 5 & 6. We are unable to get permits until July. May decide to pull the trees behind bldg 6 ahead of schedule; however, more than likely will wait due to the sight of the stumps.

Board approved to start drainage project early for bldg 6. The contractor will build up a road in front of the building due to the mud.

Greg Anderson confirmed there will be no change in the cost to postpone the drainage project and the permit will not expire prior to our completion.

Next year if there is a surplus we will replace the pool decking with no intention of increasing the association fees.

Meeting Adjourned @ 7:05 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