

Condo Association VII Meeting Minutes

Date: November 16, 2017

Location: Condo VII Poolside

Attendees:

Don Holzhammer, President - present

Don Stone, VP - present

Greg Smith, Treasurer - present

Kerri Crotty, Director - absent

Susan Knight, Secretary - present

Meeting Called to Order: 5:35 pm

Motion to accept Meeting Minutes of October 12, 2017

- Motion made by Don Stone
- 2nd by Susan Knight

Motion to accept 2018 Budget by Don Stone, 2nd by Susan Knight

Drainage Project:

- Bob (?), Engineer in charge of the project, attended meeting to provide updates:
 - 1) County approved the work on 6/7/17, the approval expires in 180 days (12/7/17)
 - 2) The Board found it necessary to extend and rebid the job due to the original contractor (Prosite) increased our price by ~\$14k stating cost of materials after the hurricane(s) had increased.
 - 3) Board agreed to request an extension and rebid the job due to the delays and additional cost. The new bid will include tree removal and tree replacement. The original bid was ~\$120k. Approximately 4 new bids have gone out awaiting response.
 - 4) Bob will modify and submit a new plan to include the new trees. The need is 38 trees, some cypress trees. The contractors *may* be available to begin work around February 2018 and time to complete is ~90 days (May 2018).

Motion to approve extension and re-bid made by Don Stone, 2nd by Susan Knight

Legal Update:

- 107 Woodlands – there has been no response on payment plan, the owner is still in default. Motion to begin foreclosure process made by Don Stone, 2nd by Susan Knight
- 116 Mary Dr – the final lien letter was sent by our lawyer, if unit owner does not respond in 30 days the property will go to foreclosure.

Updated Storm Related Business:

- The Association insurance will cover the cost to repair the carport.

New Business:

- The Board will check with TECO to see when they plan to remove the ‘temporary’ cables strung from the trees and poles after a recent power outage.
- After a couple of complaints from residents regarding ‘lifting shingles’ and ‘discoloration’ around the drip edge, the Board will contact the roofing company for an inspection.
- The Board agreed to allow residents to hang holiday door hangings. The allowance is for Nationally observed holidays only (i.e. Thanksgiving, Halloween, Christmas/Hanukkah, 4th July). The door hangings should only be located on the inside unit door and removed after a reasonable length of time after the holiday.
- A Social Committee has been started, the non-related appointees are: John Holt as Chairman with Kathy Bowman on to the team.
Motion to accept Committee by Don Stone, 2nd by Susan Knight
- Board agreed to move forward to use L & T Lowes Commercial Painting to replace the wooden sections of railings.
Motion to accept by Greg Smith, 2nd by Don Stone

Updated Business:

- The cost of repair fire hydrant (in front of Bldg 2) will be covered by reserves.
- The Board agreed to amend the by-laws to mandate that any unit owner must wait 1 year from date of purchase before the unit can be rented/leased. This will pertain to new purchases and only after the by-laws have been amended. This will not affect current owners.
- NOTE: The Board must receive a minimum of 75% agreement by all owners. Ameri-Tech will send a letter/form via USPS. This needs to be signed and returned within 60 days to begin the process to amend.
- The Board received ~\$141. after selling the metal from the destroyed carport. As a result, the storage shed will not be required.

Meeting Adjourned at 6:33 pm

Motion to Adjourn: Don Holzhammer, 2nd by Susan Knight

ANNUAL BOARD MEETING: January 11, 2018

LOCATION: ELW Country Club

TIME: 6:30 pm