

## Condo Association VII Meeting Minutes

**Date:** October 12, 2017

**Location:** Condo VII Poolside

**Attendees:**

Don Holzhammer, President - present  
Don Stone, VP - absent  
Greg Smith, Treasurer - present  
Kerri Crotty, Director - present  
Susan Knight, Secretary - present

Meeting Called to Order: 6:38 pm

Motion to accept Meeting Minutes of September 14, 2017

- Motion made by Greg Smith
- 2<sup>nd</sup> by Kerri Crotty

New Business:

- Greg Anderson to amend the by-laws to amend the security deposit to investor owners. Also amend to show that owners cannot lease the unit for 12 months after purchase. The Board must receive of a minimum of 75% of all unit owners to agree to any changes. The plan is to begin the approval sign-off process on January 11, 2018. A 'special meeting' will be called to discuss and begin the process. All unit owners are invited and encouraged to attend. The sign-off process must be completed in 90 days.

**Special Meeting: Scheduled January 11, 2018 at 6:30 pm, to be held at ELW Country Club**

- The Board has agreed to accept the quote from Fence Factory to build the storage area (north end of Bldg 2). This area will store the carport spare parts, ladders, etc). The cost is ~\$1300. Motion to accept: Kerry Crotty and 2<sup>nd</sup> by Greg Smith
- The Board has agreed to hire Frank DeLucca LLC to repair the stucco under the stairway on Bldg 6, with the stipulation that it can be completed no later than 2 weeks from this meeting. The cost is \$1498. Motion to accept: Kerry Crotty and 2<sup>nd</sup> by Greg Smith
- Greg Anderson received the drawings for the carport, sent out 2 bid requests for repair work. Contractor hire is pending receipt of quotes. The materials will be procured from a company in TX for approximately \$7900. Greg Anderson will also check on a welder to repair the other carport posts to strengthen the integrity.

Delinquency and Violation Notice Update:

- 116 Mary Drive - Management will send final demand notice of delinquency, this is the 3<sup>rd</sup> month of delinquency with \$1046.91 owed.
- 107 Woodlands - has defaulted on the payment plan. The Board denied waiving any late fees and interest.
- 209 Mary Drive – is now on a payment plan and current.
- A friendly reminder was mailed to one homeowner for improper parking.
- Greg Anderson will send a general violation notice after complaints from residents of cigarette butt littering.

Updated Business:

- The fire hydrant (in front of Bldg 2) contract has been awarded to Critical Systems Solutions. There has been a delay in starting due to the vendor waiting for parts. The Fire Marshall has been in contact with Ameri-Tech to complete the hydrant replacement immediately. Continued delay may result in the Association paying for a 24/7 ‘fire watch’. Greg Anderson will follow up with Critical Systems.
- Drainage Project – the contractor has advised an increase of approximately \$14,000 to complete the project. As a result, we will go out for additional bids. This will cause further delay in completing the project.

Updated Storm Related Business:

- Loss Assessment for carport – The Board agrees that a special assessment to pay for the carport damaged during IRMA.  
The deductible for the hurricane damage is \$14,000, the repair of the carport is \$7900. The Association will pay for the repair out of the reserves. To reimburse the reserve account, the Board agreed to ask each owner to submit a claim to their individual insurance company under the HO6 clause in insurance policy or if the owner does not have insurance, a payment directly from the owner will be required.  
Motion to accept: Susan Knight, 2<sup>nd</sup> by Greg Smith

Actions:

- 1) Budget Workshop meeting was held on October 10, 2017
- 2) 2018 Budget Meeting is scheduled for November 16, 2017
- 3) Copy of the Proposed 2018 Budget was distributed to those present

**Meeting Adjourned at 7:41 pm.**

**Motion to Adjourn: Greg Smith, 2<sup>nd</sup> Kerri Crotty**

**NEXT BOARD MEETING: November 16, 2017**

**LOCATION: Condo VII Poolside**

**TIME: 5:30 pm**