

## Condo Association VII Meeting Minutes

**Date:** February 8, 2018

**Location:** ELW Poolside

**Attendees:**

Don Holzhammer, President - present  
Don Stone, VP - present  
Alberto Iantorno, Treasurer - present  
Kerri Crotty, Director - absent  
Susan Knight, Secretary – present  
Janice Sofia, AmeriTech - present

Meeting Called to Order: 6:05 pm

Motion to accept Meeting Minutes of January 11, 2018 by Don Stone, 2<sup>nd</sup> by Susan Knight

New Board Business:

- Greg Smith submitted his resignation to the Board.
- Alberto Iantorno has been appointed as Treasurer
- Don Stone has been appointed as Vice President  
*Motion to accept by Susan Knight and 2<sup>nd</sup> by Don Holzhammer*

New Business:

- The Board requested AmeriTech to update the new owner signup sheets to include the new website address.
- It is noted that the current sprinkler system is causing staining on the building and parked cars. The Board received a bid to install new system from High Point Well Drilling for \$1947. This price is dependent on the water test results. *Motion to accept the purchase of the new system by Susan Knight and 2<sup>nd</sup> by Don Stone.*
- Don H will speak with Laurose Lawns regarding a sensor for the sprinkler. There is a need to control when the sprinkler is on, for example, turn off during a heavy rain or control during the rainy season.
- The Board was made aware that the owner at 112 Woodlands Ct is using the unit as an AirB&B. Greg Anderson advised the owner that that use is not authorized. The owner told Greg A they will remove from the AirB&B site.
- The bulletin boards located at Bldg #2 and #6 need to be replaced. Don Stone will order the replacements.
- Dirt spills through the pool fence after a rain/sprinklers. Brian power washed the pool area, however, the problem will continue unless a border around the bottom of the fence is installed. The Board will request a quote from Laurose Lawns to do the job to see if that is cost effective.
- Some iron railings that are rusted through have been identified and the Board will send out bid requests for repairs.
- Leaking, cracked plumbing vent has been found in the attic of 106 Camille Ct. Plumbers have been scheduled to make the repairs.

### Updated Business:

- Last meeting a resident in Bldg #3 complained that the downspout drains don't extend away from the building far enough and water rushes the patio area. Don Stone and Brian resolved the problem by adding extensions to the downspouts. They also added (approx. 50 bags) of 'no float' mulch. Residents are pleased with the results.

### Unfinished Administrative Business:

- The current results to revise Subsection(s) §11.7 regarding Fair Housing (Amendment #1) and §11.15 to restrict owners from renting for 12 months of ownership (Amendment #2) of the By Laws are:
  - Amendment #1, the Board has received 58 'yes' votes and 0 'no' votes with 34 outstanding
  - Amendment #2, the Board has received 57 'yes' votes and 5 'no' votes with 30 outstanding
- 75% of owner approval is required to make final changes to the By Laws.
- AmeriTech will prepare and send another mailing to the owners that have not responded.
- Board member, Susan Knight, questioned §11.7 why the need to obtain owners approval is necessary when FL Statute should take precedence over the By Laws. The purpose of Amendment #1 is to bring the Fair Housing laws current to the Association documents. Condo VII By Laws were created in 1981, the Federal Fair Housing Act was brought to FL Statute in 1995. NOTE: The Federal Fair Housing Act prohibits "denial of housing or real estate transactions based on race, color, religion, sex, national origin, handicap and familial status." The one exception being "age." An option to keep our community an 'active adult community' is the Housing for Older Persons Act of 1995 (HOPA) and follow the 80/20 rule.
- According to Don H, he was advised by our attorney to move forward with Amendment #1.
- If/when Amendment #1 is approved, it will 'undo' the adult only fee and be available to all ages.

### Drainage Project Update (Bldgs 4,5,6):

Received 3 new bids for the project (one at \$158k, one at \$148k and one at \$107k). The Board accepted the bid from Mancini for \$107k. The work is expected to begin 2/19 and be completed within 30 days. Mancini will remove all the pine trees behind Bldgs 4, 5 and 6, will replace with new sprinklers and new sod.

The Board will request bids for the tree replacement. Larose Landscaper will also be asked to quote.

*Motion to approve made by Don Stone, 2<sup>nd</sup> by Susan Knight*

Legal Update:

- 107 Woodlands Ct – on payment plan and current
- 131 Camille Ct –on payment plan and current
- 209 Mary Dr – on payment plan and current

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**Meeting Adjourned 6:45 pm**

**Motion to Adjourn: Alberto Iantorno, 2<sup>nd</sup> by Don Stone**

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**NEXT BOARD MEETING: March 8, 2018**

**LOCATION: Condo VII Poolside**

**TIME: 6:00 pm**