

Condo Association VII Meeting Minutes

Date: January 11, 2018

Location: ELW Country Club

Attendees:

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

Meeting Called to Order: 6:55 pm

Motion to accept Meeting Minutes of November 16, 2017

- Motion made by Don Stone
- 2nd by Kerri Crotty

New Business:

- Greg Smith will be vacating the Board position of Treasurer. Greg will remain on the Board until a replacement is found.
- It was requested that the roof contractors return to inspect the shingles on Bldg 5. Some of the shingles are "lifting".
- Materials have arrived for the re-construction of the carport at Bldg 6. PL Construction is finalizing the permits and construction should begin soon.
- The repair of the stucco work at Bldg 6 is complete.
- Repairs of wood railing are complete.
- **New website is up and running: www.elwcondo7.com**

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

- The County has approved a 180 day extension on the permit for the drainage project; the need to extend was due to the original contractor significantly increased the price. A pre-bid meeting has been scheduled for 1/12/18 to solicit bids for the project. Contractors will review the site on 1/16/18.
Motion to approve extension and re-bid made by Don Stone, 2nd by Susan Knight

Legal Update:

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

Administrative:

- The Board must receive a minimum of 75% agreement by all owners to amend the By-Laws. The present request for amendments are:

- Amendment #1 – Fair Housing Act of Florida to amend the current wording to not discriminate against the age of tenants
- Amendment #2 – 12 month waiting period before leasing unit

The Association has 90 days from 1/11/2018 to obtain 75% of the owners signatures.

Status at time of this meeting:

Amendment 1: Received 46 ‘yes’ for approval, need 23 additional ‘yes’ to amend

Amendment 2: Received 41 ‘yes’ for approval, need 28 additional ‘yes’ to amend

- The number of votes received to date is insufficient to amend the By-Laws.
- The Board will resend the letter and Proxy Form to owners via USPS.

Meeting Adjourned at 7:20 pm

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

NEXT BOARD MEETING: February 8, 2018

LOCATION: Condo VII Poolside

TIME: 6:00 pm