

## Condo Association VII Meeting Minutes

**Date:** June 14, 2018

**Location:** ELW Condo VII Poolside

### **Attendees:**

Don Holzhammer, President - present  
Don Stone, VP - present  
Alberto Iantorno, Treasurer - present  
Kerri Crotty, Director - present  
Susan Knight, Secretary – present  
Greg Anderson, AmeriTech - present

Meeting Called to Order: 6:21 pm

Quorum determined

Motion to accept Meeting Minutes of May 10, 2018 by Don Stone, 2<sup>nd</sup> by Kerri Crotty

Legal Update dated May 31, 2018 sent to Board

Financials dated June 6, 2018 sent to Board

### Administrative:

- 108 Camille Ct – Sales application has been processed by AmeriTech with initial review approved. New owner still to be interviewed and approved by Board.
- 120 Camille Ct – Lease application pending

### Update:

- The re-soding behind Bldg 5 is scheduled to be done by June 15. This will finalize the drainage project.

### New Business:

- The Fire Alarm Control Panel System in Bldg 5 is found to be inoperable according to fire code and is scheduled to be replaced. Permitting and replacement is estimated to be approximately six weeks. Piper Fire is already under contract with Condo VII Association and will perform the work required.  
In the meantime, a fire watch has been organized by the Board. Between Don Stone, Chris Cspezio and Gator Security Co. there will be a 24/7 watch of the building until released by the Fire Department.  
The cost is approximately \$12,500 for replacement. The monies will come from the Operating Expenses, Line 100 Reserves Deferred Maintenance. An assessment for this charge was discussed and voted down by a 4 -1 margin.
- There are 2 broken pool umbrellas, one out for repair and one needing repair. Don Stone will speak with Brian regarding status.
- The corner parking slot between Bldg 4 and 5 will remain a ‘visitor’ slot and not specific to loading or service vehicles.
- Bldg #6 upstairs railing has a ‘lock box’ attached for many months. Board agreed to remove the device and discard.

Legal/Delinquency Update:

- Case # 15-766-CO – on a payment plan and current
- 116 Mary Dr – delinquent balance has been reduced to \$1312.76 from \$1717.50, this account has been sent to the attorney to send an intent to lien notice
- Case # 16-6828-CO– on a payment plan and current

Old Business:

- 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. Not addressed at this meeting.

Administrative Business:

- A Special Workshop discussion was held to review all Association documents and forms. The drafts of each form were reviewed and accepted (with minor changes) by the Board. The final documents will be forwarded to AmeriTech IT Department for uploading to the website. A notice to all homeowners will be notified by US Mail of new documents. The Association has agreed to create a new form and process that will include vetting and interview any ‘friend’, ‘family’, or ‘guest’ that is not a regular tenant of any unit. This form will be completed by the owner or the contracted lessee of a Unit and used only if the owner or contracted lessee is not present.

The Rules & Regulations are ‘clarification’ of the By Laws. The Board has the right to revise or update the Rules & Regulations per the Declaration so the resident has clear understanding of requirements. Any updates made to the Rules & Regulations for clarification purpose can be made without proxy approval.

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**Meeting Adjourned: 7:00 pm**

**Motion to Adjourn: by Don Stone, 2<sup>nd</sup> Susan Knight**

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**NEXT BOARD MEETING: September 13, 2018**

**LOCATION: Condo VII Poolside**

**TIME: 6:00 pm**

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