

Condo Association VII Meeting Minutes

Date: March 8, 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: 6:10 pm

Motion to accept Meeting Minutes of February 8, 2018 by Don Stone, 2nd by Kerri Crotty

Old Business:

- The Board requested AmeriTech to update the new owner signup sheets to include the new website address. Not addressed at this meeting.
- 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. Not addressed at this meeting.
- 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.
- 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. The quote from Laurose Lawns has not been received by this meeting.
- Leaking, cracked plumbing vent has been found in the attic of 106 Camille Ct. Plumbers have been scheduled to make the repairs. Not addressed at this meeting if complete.

New Business:

- Several iron railings that have rusted through have been identified, the Board has received 2 bids for repairs. A third quote request will be sent out to a third contractor for better comparison.
- The Board received 2 quotes for painting the new carport located in front of Bldg 6. One bid (from Lowe's) was ~\$2200, the second quote (from Bravo) was for ~\$1200. The work will include both carports at Bldg 6 to be consistent with color. Greg will confirm with contractor that the quote includes materials and labor for both carports, if less than \$2200, the Board approved Greg to accept the quote.

- The Board agreed to revise, by proxy signature, Subsection §11.6 of the Governing Documents regarding pets. This will include, but not be limited to, breed of animal, number limitation, weight, etc.
- The Board has accepted an Architectural Application Request to a glass enclosure to the lanai at 105 Mary Dr.

Administrative Business:

- The Board agrees that it is necessary to update and revise the current Application Forms, this would include the Check List for New Resident, Homeowner Information Request, New Resident Information, Checklist for New Ownership, etc. The current Rules & Regulations will also need to be updated to coincide with the governing documents.
- Due to recent unauthorized lease/rent activity, the Board agreed to share half the Administration fee of \$100 in return for AmeriTech to perform preliminary reviews of all applications, leases and sales contracts prior to delivering the applications to the welcoming committee for applicant reviews. *Motion to accept by Don S and 2nd by Kerri C.*
- The Board agreed to violation fines to be, \$100/day up to \$1000 per occurrence. *Motion to accept by Don S and 2nd by Alberto I.*
- The Beautification Committee, Helene Holzhammer, Chairman has welcomed John Holt as a member of the committee.
- A copy of the January Income Statement (dated 2/7/18) was provided to the Board at this meeting.

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 68 'yes' votes and 0 'no' votes with 24 outstanding
 - Amendment #2, the Board has received 62 'yes' votes and 6 'no' votes with 24 outstanding
- 75% of owner approval is required to make final changes to the By Laws.
- AmeriTech mailed a second notice of proxy to the owners that have not responded.
- 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.

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

The Board accepted the quote from Mancini for \$107k. The work began on 2/19 that included tree removal, clean-up of debris, excavate and level the area. The excavation included removing plants, small bushes and any paver stones that were near the building. The finished landscape will not include replacing plants, but landscaper will place sod up to the building. A slight delay in completing the project is due to incorrect drainage pipe provided; pipes with 1/2" holes was delivered to the site vs. the 3/8" holes that was ordered. This may add approximately 7 days to finish the project. This is acceptable to the Board.

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
- 116 Mary Dr – continues to be delinquent, now 2 months in arrears; the Board requested the start of legal action to put lien on property.
- 112 Woodlands – frequent activity has continued at this property and seems to still be acting as a AirB&B rental; a 14-day notice will be sent to owner to advise of Hearing Notice to be scheduled for March 30, 2018 at 5:00 at Poolside. Compliance Committee will chair the hearing. The Board agreed to continue to send violation notices to the owner because they continue to lease without Board approval. *This Motion by Don S and 2nd by Kerri.*
- 105 Camille – the owner has 2 dogs, 1 is a service dog the second looks to be larger than the 40 lb limitation. One notice was sent to the owner, the owner response was unfavorable. The Board has agreed, as a courtesy, to waive the second dog as the dog is ill, therefore, agreed to let the dog stay. That is, the Board will take exception to Section §11.6 of the By Laws for this case. Greg will contact the property owner to advise them.

Meeting Adjourned 7:10 pm

Motion to Adjourn: Don Stone, Alberto Iantorno 2nd

NEXT BOARD MEETING: April 12, 2018

LOCATION: Condo VII Poolside

TIME: 6:00 pm

Reconvene Annual Board Meeting: March 29, 2018

Location: Condo VII Poolside

Time: 6:00 pm
