

Condo Association VII Meeting Minutes

Date: May 10, 2018

Location: ELW Condo VII Poolside

Attendees:

Don Holzhammer, President - present

Don Stone, VP - present

Alberto Iantorno, Treasurer - absent

Kerri Crotty, Director - absent

Susan Knight, Secretary – present

Greg Anderson, AmeriTech - present

Meeting Called to Order: 6:05 pm

Quorum determined

Motion to accept Meeting Minutes of April 12, 2018 by Don Stone, 2nd by Susan Knight

Legal Update emailed to Board on May 9, 2018

Financials emailed to Board

Administrative:

- 107 Mary Dr – received sales application, reviewed by AmeriTech, approved by the Board
- 230 Mary Dr – received sales application, reviewed by AmeriTech and in process of approval by Board

Update:

- The new carport in front of Bldg 6 has been painted; it was questioned if the pavement should be coated ... further discussion by Board is required.
- Bldg 5 was re-inspected regarding the drainage project, findings showed defect in pipe(s). Mancini re-worked the area and will cover all extra costs related (no additional cost to the Association). The replacement of the sod was found unacceptable (stones, missed aligned sections, etc), Mancini will repair the sod at no additional cost. Mancini has paid for all reinspection cost.

Unfinished Business:

- Water purification system to be installed with new 5hp pump system. Cost \$1947. The new system has already been approved by the Board. There will also be a monthly maintenance charge (~\$50/mo) for chemicals, this is approved by the Board. Laurose Lawns will oversee the project. Brian will maintain the chemicals and routine maintenance. It has not been determined when the system will be installed.

Delinquency Updates:

- 209 Mary Dr – on a payment plan and current
- 116 Mary Dr – balance continues to remain 1 month delinquent
- 131 Camille Ct – on a payment plan and current

Legal:

- The Pinellas Cty Sheriff was called to 113 Mary Dr for a 'domestic violence' call. There is a restraining order in place. The responding officer spoke to several Condo VII residents and advised to call the Sheriff's Office (Officer Peter T. Eigo, 727-582-6200) if the person is seen in the area. The officer also suggested that the Association send a letter to the owner of the unit regarding the several complaints by other residents. The complaints include 'yelling', 'the many police calls' and general disruption to neighboring residents from this unit. The Board agreed to post a warning notice on the general bulletin boards identifying the individual. As identified by the Sheriff's Office, the person is: Joseph M. Feliciano, DOB 9-4-77; the Case #: S018-141455.

Violations:

- No new violations

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.

New Business:

- Bldg 1 is experiencing water problems at the west end of the building. There is standing water around this end of the building. EL Water has come and inspected the area. Greg (AmeriTech) has reached out several times to EL Water with no response. Greg will try again. A large tree located in this location may need to be removed. The Board is waiting on quotes regarding the tree removal.

Administrative Business:

- A Special Workshop will be called to review all draft documents that were rewritten and updated.
It is understood that 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 Rues & Regulations for clarification purpose can be made without proxy approval.
The Association will move forward to update/revise the By Laws that under 'reasonable rule' the Association will be able to vet and or interview the 'friend', 'family', 'guest', or 'tenant'.
- Committee Chairs remain vacant: Communications, Social, Compliance Committees.

Meeting Adjourned: 6:40 pm

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

WORKSHHP MEETING: June 14, 2018

LOCATION: Condo VII Poolside

TIME: 6:00 pm

This Workshop Meeting will be held to review and discuss the newly drafted Association documents.
