

## Condo Association VII Meeting Minutes

**Date:** November 8, 2018

**Location:** ELW Condo VII Poolside at 11:00 am

**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: 11:07 am

Quorum determined

Financials dated 11/9/18 sent to Board

Administrative:

- 120 Camille Ct – Lease application pending
- 112 Woodlands Ct – Lease application processed and approved
- 108 Camille Ct – Sales application approved
- 125 Camille Ct – Sales application approved
- 216 Mary Dr – Sales application approved

New Business:

- Don H reviewed and explained each line on the 2019 budget proposal to those in attendance. Detailed major increases proposed for 2019, primarily flood insurance. All agreed to address the increase, possibly get a re-quote from insurance company and/or go out for quotes from other companies. Greg A. will verify the Flood zone for our area.
- Loans for roof and drainage expected to be paid in complete in approximately 18 months; after which all monies will go into reserves.
- New fire systems will need to be installed in Bldgs 1, 2, 3, 4, and 6. Quotes have gone out to several companies for comparison prices.
- Discussed spot patching some areas under carports and spray coat the pavement. Greg will get quotes to spray coat. Brian (Condo VII Maint) should be able to do the patching and coating.
- Requested Greg to get quote for 2 new signs for pool gate to remind residents to keep gate locked.
- Topic of how the Association can cut costs in the upcoming budget:
  - 1) check on cost of flood insurance
  - 2) evaluate best way to reduce the cost of document storage; per Greg, we have ~18 boxes in storage at Stevens & Stevens (a secure document facility). The cost will increase from \$25/box to \$45/box in 2019. Discussed that the Board will sort and organize the documents, destroy and consolidate. Greg will verify number of boxes and other charges and Board will decide next steps.

### October Update:

- Water leak behind Bldg #1 has been repaired by East Lake Water.
- The tree and stump on southeast corner of Bldg #1 has been removed and stump ground, the area has been re-sodded. Some tree trimming completed behind Bldg #3.
- The fire alarm control panel on Bldg #5 has been installed and is functioning for the common areas, the Fire Marshall was on site for final inspection on November 8, 2018.
- Dunedin Plumbing snaked a common condensation drain line filled with roots in ldgs #2 and replaced 6 bad individual unit water shut-off valves in Bldg #4.
- Gutters were cleaned in Bldgs # 2 and #6
- 8 new stair treads were installed early November on Bldg #1, these will be needed to be painted by Condo 7 maintenance.
- The fire alarm control panel on Bldg #5 has been installed and is functioning for the common areas, the Fire Marshall was on site for final inspection on November 8, 2018.
- Leak in men's urnal in bathhouse has been repaired by Dunedin Plumbing. Key Services removed the western wall of pool house to expose plumbing shut off.

### Legal/Delinquency Updated:

- Case # 15-766-CO – 8/23/18 disbursed stipulated payment
- Case # 16-6828-CO– 8/16 and 8/31/18 disbursed stipulated payments
- 107 Woodlands – foreclosure filed on November 5, 2018, \$2626 delinquent

### 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.

### Violations:

- Friendly reminder was mailed to 105 Camille Ct for barking dog
- Friendly reminder was mailed to 105 Mary Dr for dog off leash

The Budget Meeting was recessed due to Proxy vote not complete

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**Next Board Meeting scheduled for December 13, 2018**

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