

Condo Association VII Meeting Minutes

Date: August 15, 2019

Location: Condo VII Poolside – 6:00 pm

Attendees:

- Don Holzhammer, President - present
- Chris Capezio, VP - present
- Don Holzhammer, Treasurer (acting) - present
- Kerri Crotty, Director - present
- Susan Knight, Secretary – present
- Beverly Neubecker, AmeriTech - present

Open Forum

Meeting Called to Order: 6:13 pm

Quorum determined

Motion to accept May meeting minutes by Chris Capezio and 2nd by Kerri Crotty

Administrative:

- Legal update for April was sent to Board on 8/4/2019
- Financials sent to Board on 8/12/2019
- Treasurer report provided by Don Holzhammer

Fire Safety Project:

- Project is expected to start soon, but no exact dates have been determined.
- Due to the delay in getting a floor plan for Bldg 6, the current strategy is to install buildings (in order) 4, 3, 2, 1 and finish with 6.
- Current delays are due to county permits, Bev will follow up and report daily of status
- Confusion with other delays were due to Greg A bundling Condo II with Condo VII work, Bev will resolve with Cox Fire that the jobs are to be worked separately, not as a package.

Tree Project:

- This project is on-going, some delays due to County and the approval of new tree species available for planting. No additional news at time of this meeting.

New Business:

- The Board welcomed our new Property Manager, Beverly Neubecker !
- The Board accepted Josh Bradford's resignation as Board Treasurer in May. The vacant seat is currently open by appointment until the next election.
- New iron balcony railings will now be followed up by Bev – In May, the Board reviewed the quotes for the repair/replace of the iron railings, quotes from:
 - 1) *Liberty Welding: Cost \$7350.00 - Board agreed the language on quote was too vague and requested AmeriTech get a revised quote with more detail. Also be signed by an authorized person at company.*
 - 2) *G and E Welding Services: Cost was not tallied and also too vague to accept as is. Board requested AmeriTech obtain revised quote with signature of authorized person.*

- A new schedule for maintenance personnel is Monday, Wednesday and Friday 6:00 am to 11:00 am. This schedule was effective July 1, 2019.
- Don commented that the area around the flag pole needs to be power-washed, Bev will contact Brian
- Discussed seal coating the areas under the carports, Bev will get quotes

Old Business:

- The repair for the pool grid has been repaired by Artistic Pools, no invoice has been received at this time.
 - Resolution: Complete, no further action required
- General Tree Trimming/Removal – the concern is a dead tree behind Bldg 3 as well as removal of debris from a Brazilian pepper and palmetto tree(s). There is also a concern of elevations of massive oak and dead wooding near Bldg 3. Quote received from Pecker Heads Tree for \$2250. At the time of the meeting, the work required was unclear and Josh Bradford offered to contact Greg Anderson to discuss and get the quote clarified and revised if necessary.
 - Resolution: A letter was sent to the resident regarding this concern, it was determined by the Board that the trees are currently not a safety concern and could not justify the cost for tree removal at this time.
- A Board member received a request from a resident to have a Bat House installed behind Bldg 3. The resident offered to build and have installed, but is asking permission from the Board to put bat house near the split rail fence behind Bldg 3.
 - Resolution: In a letter sent to the resident in this regard, it was determined to not allow the bat house on Condo VII property at this time.
- There was an issue regarding water backing up from a drain pipe from Woodlands Dr to Condo VII property. The pipes have been scoped by Seminole Septic and they determined there was not a blockage and the report sent to the master association ELW.
 - Resolution: Closed, no further action required at this time.

Unfinished Business:

- Member Roster: ongoing, an updated list was sent to AmeriTech to begin a mailing to contact home owners for phone #s, emails, current mailing address. An updated roster is required per our Declaration.
- Pool Heat Pump: Of 3 quotes received to replace the heater, the Board decided to go with Rick's Pool Service (Quote dtd 4/16/19, Quote # 2497). The Board discussed that coming into the summer months, a pool heater is not critical, the Board has agreed to accept the quote with an installation to be October 2019. It was agreed to go with the Aqua Cal SQ225 Heat Pump at a cost of \$4550 (w/ 5 yr parts / 2 yr labor warranty), plus \$985 labor (total cost \$5535). Greg (AmeriTech) will get a revised quote to hold this price with October install. Per this quote, a 50% deposit is required at acceptance.

The pool pump is 4 years old and in good working condition, no need to purchase the pump at this time.

However, the Board did not have a copy of the quote from Artistic and asked that Greg re-send for the record.

Bev will follow up and advise the Board.

- Update on gutter cleaning, this will now be followed up by Bev – In May, the below was discussed. At the time of this meeting, it was unclear if any gutters were actually cleaned and we now need to determine if other buildings are in need. *“Gutter Cleaning: We received a quote (dtd 5/7/19, Quote # 2400) from Window Gang of West Florida to clean gutters a Bldg's #1 and #6. Cost \$399. After discussing it was determined that Bldg #2 is also in need of cleaning. The Board asked Phil to get a new quote to include #2, approximate cost is expected to be \$600. Motion to accept made by Susan Knight, 2nd by Josh Bradford.”*

Violations:

- One violation notice was sent for a barking dog

Maintenance Requests/Concerns:

- Weed removal, edging, downed tree limbs (Laurose has been contacted); areas of brown grass in front of bldg. 6; mulch/pine needles collect in areas of the sidewalk after a heavy rain

Legal/Delinquency:

- 1 owner is delinquent \$5998 and is in foreclosure with lender

Committee Updates:

- Compliance: Nothing to report
- Communication:
- Social:
- Beautification:

Meeting Adjourned: 7:35 pm Motion made by Susan Knight, 2nd by Kerri Crotty

Next Board Meeting: September 12, 2019
Time: 6:00 pm
Location: Condo VII Poolside