

## Condo Association VII Meeting Minutes

**Date:** May 9, 2019

**Location:** Condo VII Poolside – 6:00 pm

**Attendees:**

Don Holzhammer, President - present  
Chris Capezio, VP - present  
Joshua Bradford, Treasurer - present  
Kerri Crotty, Director - present  
Susan Knight, Secretary – present  
Phil Colettis, AmeriTech - present

Meeting Called to Order: 6:05 pm

Quorum determined

Motion to accept April meeting minutes by Don Holtzhammer and 2<sup>nd</sup> by Chris Capezio

Administrative:

- Legal update for April was sent to Board on 4/10/19
- Financials sent to Board on 5/13/19

Fire Safety Project:

- Bldg 6 has been put on hold due the Architectural Review of floor plan, delay is due to #6 being a small building, requires new review.
- Project will install FACP to Bldg 4 as floor plan is already approved.

New Business:

- The Board requested that Phil (AmeriTech) obtain a second quote for the camera work to drainage pipeline.
- The Board reviewed the quotes for the repair/replace of the iron handrail. 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.  
Board requested AmeriTech obtain a 3<sup>rd</sup> quote in addition to the 2 noted above.
- 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.
- 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.

Phil, who has had some experience regarding bat houses, stated that the houses will attract more bats, the house are not necessarily a maintenance free object, there may be 'debris' from the houses. Bats are protected by law and cannot be killed.

It was agreed at this time to do more research from both the resident and the Association. This agenda item will be tabled until next Board meeting.

- It was observed that there may be 3 dogs living at 117 Camille Ct. It was also observed that there may be a large breed dog living at 122 Camille Ct. Friendly notice will be sent to these 2 resident/owners.
- 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, 2<sup>nd</sup> by Josh Bradford.
- The topic of the functions of the Maintenance Personnel was discussed. As the public venue was not appropriate to discuss such matters, Susan Knight and Josh Bradford agreed to meet with the employee to talk about the job and related responsibilities.

#### Unfinished Business:

- 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.

#### 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.

#### Violations:

Friendly reminders were sent to 11 homeowners for various reasons: door hangings, damaged storm door, blanket hanging from rear window, empty flower pots at rear of building and one with sand bags at rear of unit.

#### Old Business:

- 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. Not discussed at this meeting.

#### Legal/Delinquency: (not discussed at this meeting)

- 1 owner is delinquent \$5998 and is in foreclosure with lender
- 1 owner that was previously in foreclosure has paid in full and foreclosure has been dismissed
- 15 homeowners have not made payment on their Special Assessment at time of this report

Committee(s) Update:

- No update to report

**Meeting Adjourned: 7:50 pm Motion made by Susan Knight, 2nd by Josh Bradford**

In lieu of an attendee sign-off sheet, the following residents attended this meeting:

Mary Stone  
Don Stone  
Jeanne Arca  
Kathy Bowman  
Diana Hashaw

One (1) non-resident was also in attendance:

Helene Holzhammer

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**Next Board Meeting: TBD**

**Time:**

**Location:**