

Condo Association VII Budget Workshop / Board Meeting

Date: November 5, 2019

Location: AmeriTech Office, Clearwater

Attendees:

- Don Holzhammer, President - present
- Chris Capezio, VP - present
- Davor Crkvencic, Treasurer - present
- Kerri Crotty, Member-At-Large - present
- Susan Knight, Secretary – present
- Beverly Neubecker, Property Mgr/AmeriTech - present
- Phil Colettis, AmeriTech – present

Meeting Called to Order: 6:15 pm

Quorum determined

Administrative:

- Legal update for April was sent to Board on 11/8/19
- Financials sent to Board on 11/12/19

Legal:

- Case # 15-766-CO was entered into foreclosure on 8/28/19, foreclosure was cancelled due to the filing of Chapter 13 Bankruptcy, filed on 8/19/19

New Business:

The Board requested a quote for replacement/repair of the existing railings and steps.

- In attendance was Mr. Greg Diax of G&E Welding, after walking the grounds he presented his bid to repair/replace the railings and steps with 11 gauge aluminum.
- Per Mr. Diax advised the Board that full replacement would be approximately \$30,000 per building + one-time charge for site visit and drawings + permit costs. The Board to discuss at a later time.
- Mr Diax will provide the Board with a quote for minor repairs to include the use of aluminum for both railings and steps.
- A quote was received by BMCI Contracting for repair/replace. However, the quote was not acceptable to the Board due to incomplete information.

NOTE: changing from metal railings to aluminum will require homeowner approval with 66 1/3% approval.

- Don Holzhammer to send letter to Mitchell Ins. stating Condo VII will be preparing to repair/replace the railings and steps in response to their inspection report.
- Phil recommends we take 'Roof Reserves', move to Deferred Maintenance to repair railings/steps and in ~2 years when the loan is paid, replenish the Roof Reserves and start putting back into the reserves and Deferred Maintenance.
- Suggestion was made to add line items in the Reserves to include, railings, pool deck; per Don, we will do this in 2021 Budget.

- **Action:** get copies of quotes/bids from contractors for review.
- **Action:** set Annual Meeting (tentative 1/9/2020, 2nd Thursday in January)
- **Note:** all contractors that come on site must have a release of liability letter released to Condo VII Board
- Increase Deferred Maintenance Budget to \$400
- Schedule meeting to discuss petition, by law must be within 60 days
- Check the status of the certificate/license regarding pool maintenance man

Unfinished Business:

- Don tabled the vote for the Budget until a later date.

Fire Safety Project:

- Bldg 6 system has been installed; Cox Fire advised the Board that the annual monitoring fee is \$3000 (\$500 per bldg.). Final inspection by the Fire Marshall for the system cannot be signed off until the monitoring is agreement is in place.

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.

Committee(s) Update:

- No update to report

Meeting Adjourned: 8:20 pm Motion made by Davor, 2nd by Kerri

Next Board Meeting: November 25, 2019

Time: TBD

Location: Condo VII Poolside

Members in attendance: Don & Mary Stone, Carole Cappel, Jeanne Arca, Helene Holzhammer (proxy)