

## Condo Association VII Meeting Minutes

**Date:** September 14, 2017

**Location:** Condo VII Poolside

**Attendees:**

- Don Holzhammer, President - present
- Don Stone, VP - present
- Greg Smith, Treasurer - present
- Kerri Crotty, Director - present
- Susan Knight, Secretary - present

Meeting Called to Order: 6:30 pm

Motion to accept Meeting Minutes of June 8, 2017

- Motion made by Don Stone
- 2<sup>nd</sup> by Kerri Crotty

Update:

- Roof project was completed prior to Irma, the roofs were inspected after the storm to comply with current loan, there were no issues.

Delinquency and Notice Update:

- 116 Mary Drive - Management will send final demand notice of delinquency, this is the 3<sup>rd</sup> month of delinquency
- 107 Woodlands - is currently being prepared for sale; Greg Anderson will provide update on foreclosure and lien. Greg will also provide clarification on financial report, balance due ~\$3200
- An assumed abandoned car in front of Bldg 6 will be investigated and may be tagged

Storm Related Business:

- Quote requests will go out regarding the repair of carport damaged due to storm. The repair to the carport will be repaired by HOA reserve money, the deductible amount was too high and not feasible to submit to insurance company. The damaged carport was disassembled soon after the storm and is currently (neatly) stacked in parking lot of Bldg 6. The Board needs to decide where to store the metal parts of the carport. Can they be stored on top of another carport ??
- Each roof was inspected on 9/14 and determined to be intact and no damage due to the storm, however, 2 chimney caps came off and will need to be repaired.
- Damage occurred to the yard when workers drove maintenance trucks through the wet yard. The company stated that they would repair at their cost, instead Don Stone will speak with company and will not hold them responsible and offer a 'good faith' agreement that the

company may assist the Association in the future. It was noted that as the yard will be torn up during the tree removal and drainage project it did seem feasible to repair only for it to be torn up again.

#### Updated Business:

- The new metal handrails will be in soon and Brian will begin installation. The cost covered under Bldg Maintenance line in Budget
- All gutters were cleaned; some downspouts were spraying water, but were fixed by Don S and Brian (evidence of pine needles stuck in the elbows)
- The Association requested the attorney to review and clarify Paragraph 14 of Condo VII Rules and Regulations regarding door hangings. This topic will be discussed at the next Board Meeting.
- The removal of trees behind Bldgs 5 and 6 are scheduled to be removed in November (approximately 37 trees are expected to be removed). The trees will be replace further out in the back yard and will meet County code.
- The drainage project will also begin in November behind Bldgs 4, 5 and 6.
- The Board has been notified that the other carport posts are rusted and may need further discussion

#### New Business:

- A new contract for termite control will be signed, Contract agreed to by Haskell is \$990/year. The Association sought other bids requests but did not agree that paying for quotes was worth pursuing. Motion to accept by Susan Knight; 2<sup>nd</sup> by Kerri Crotty
- A Compliance Committee group has been appointed, the 3 non-related to Board appointees are:

Kathy Bowman, Chairman

Barb Frankhauser

Ken Johnson

Motion to accept by Don Stone; 2<sup>nd</sup> by Kerri Crotty

- Due to a need for a website manager, Ameri-Tech suggested Josh Warner (Ameri-Tech) to manage. The terms: \$400/year, 1<sup>st</sup> year free, 30 minutes per week. It was suggested Josh attend the October Board Meeting for further disussion. Don Holtzhammer will provide access details regarding the website to Ameri-Tech.
- Bid came in regarding the repair of the fire hydrant in front of Bldg 2. The quote was \$6800, the Association will continue to seek other bids.
- Don Stone attended a group committee BoD meeting; there are 5 unbound HOA's in ELW (Condo VII being one of them); the group HOA wanted an annual fee of \$800 to cover miscellaneous expenses that covers the entire complex. Condo VII Board rejected the fee due to being an 'unbound' association.
- Security Deposit from Investor Owners - it was discussed that Condo VII is interested in

charging the Unit Owner that rents, a security deposit to cover any damage to the common area caused by the rentor. The suggestion was ~\$500 - \$1000, to be held in a separate account, but paid by the owner. Greg Anderson to consulted with the attorney who advised that the Condo VII documents must state that we may hold a security deposit for possible common area damage. If the documents permit, we may move forward to implement this charge.

Motion by Don S, 2<sup>nd</sup> by Kerri Crotty

- Application Fee: - it was discussed that Condo VII increase the Application Fee from \$100 to \$200 to cover the application and interview process. Greg to consulted with the attorney who advised FS 718 limits a maximum of \$100 for an Application Fee, if by-laws permit.

Actions:

- 1) Schedule Budget Workshop meeting in October
- 2) Schedule 2018 Budget Meeting in November (needs approval by end 2017)

Meeting Adjourned at 7:41 pm.

Motion to adjourn Don Stone, 2<sup>nd</sup> Greg Smith

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**NEXT BOARD MEETING: 10/12/2017**

**LOCATION: Condo VII Poolside**

**TIME: 6:30 pm**