

MINUTES OF THE VIRTUAL MEETING HELD ON MARCH 23 2020

Participants: Patricia Kelly, President, John Withfield, Vice President, Gino Leone ,Treasurer

Minutes of 2/3/20 meeting approved

Finance: Overall the operating plan is on track: YTD budget above plan primarily due to significant collection of overdue fees and yet to be used winter allocated expensed.

Active Projects: Roof replacement in BLDG 9 was completed as planned. Some sections of the underlying wood at the gutters perimeter was replaced due to water damage

Windows replacement rebate completed except for unit 10306 in progress. A total of 26 owners participated, 22 of which replaced the 2nd floor window causing the water leak to the 1st floor. Rebates issued as requests received

Water collection and drainage system between BLDG 7, 8 completed.

Rocks/stones were installed along the north side of BLDG 7,8,9), along the pond area and along Shelbyville Rd entrance to abate and prevent further water erosion

Projects under Evaluation: roofs replacement, recoating roads, fence along the plaza boundary

The Board agreed to replace the roof in BLDG 10 this year to keep pace with the plan to replace 2 roofs every year over a 5 year period to complete all the 12 building. Therefore to avoid to do replace multiple roofs at the same time. Hence causing a financial strain

Recoating the roads will be considered after inspection of its condition in April/May timeframe

Installation of the fence on DV boundary line along the plaza perimeter will be considered in the fall

The Board will evaluate how best to proceed to unclog/replace all downspouts and to make this a yearly activity

Community items

Illegally parked vehicles were removed after owners were notified of the violation. The Board urges owners and visitors to refer and adhere to the Master Deed regulations. **Violations will be enforced**

Badly damaged deck of one unit was repaired,

Access to corral 8 for garbage bins pickup addressed. Owner, when consulted, agreed to free up space for pick up

Work order was issued to Stout to fix the gate latch in corral 2

Termite treatment was done all around building 10 due to the presence of termites inside and outside condos. This is the second building (after BLDG 12) to be treated for termite presence. Other buildings will be monitored and treated on a need to do basis. There is a yearly cost to keep the treatment active. This becomes a fixed budge item to incorporate in the operating plan

Surveillance cameras: Stout Management as well as Board members have access to the system following an "how to" session with DECO the company provider

Upcoming Board Meetings: All meetings begin at 6:00 pm

June 29, 2020

September 21, 2020

October 21, Annual Meeting

November 9, 2020 Year End Meeting

Meeting adjourned