

Laurel Oaks at Country Woods Condominium Assn.
Board of Directors Meeting
6:30 p.m. Wednesday, April 6, 2005
Pool Side, Laurel Oaks

President Rosanne Nobile
V. President Gerald Costello
V. President Karen Zachar
Treasurer Linda Domian
Secretary Karen Zachar
Director David Kissell Cibulas
Director Karen L. Cunningham
Director Elizabeth Galvin
Director Edward Heitov
Director Roberto A Sanchez

Mike Perez of Ameri-Tech and all members of board were present except Linda Domian, Treasurer

- I. Meeting was called to order by the President, Rosanne Nobile
 - A. Reading of the minutes was waived until 4/20/05 meeting
 - B. Treasurer's Report Status
 1. Elizabeth Galvin volunteered to be on the budget committee
 - C. Public Relations Report Committee Report
 1. Chairman Edward Heitov
 - D. Architectural Review/Standards/Applications/Approvals Committee Report
 1. Chairman Roberto Sanchez
 - E. Grounds Committee Report
 1. Chairman Gerald Costello
 2. Assisting will be Ed Heitov, Roberto Sanchez, Barbara Moscato, Debbie Tedesco
 - F. Document amendments/Changes/Up-dates Committee Report
 1. Chairman Don Daniels as consultant
 - G. Manager's Report (Delinquency, Non-Compliance Issues, Security Issues, Maintenance)
 1. Rosanne Nobile signed the Annual Report to the State of Florida listing the new board members.
- II. Old Business
 - A. Tennis Courts
 1. Board will make decision in May regarding when to repair
 - B. Pavers around pool deck
 1. Board will look at brochures and samples and make decision on 4/20/05
 - C. Landscaping
 - D. Dryer Vents
 1. Discussed scheduling for 2006 budget. Should be done minimally once a year. Mike Perez is working on getting quote.
 2. Also discussed Air Conditioner drip pans. Should be checked once a year. This item is owners' responsibility

E. New Picnic Tables

1. Concrete tables approximately \$750 each. May use this money for completing the pool area with new furniture.

F. Fruit Rats

1. All owners in building 14 have agreed to an inspection and access to their attic.

III. New Business

A. Maintenance Work Order request box

1. Rosanne suggested we do away with this and urge owners to call Property Mgmt or use the website once it is operational

B. Roof Warranty

1. Rosanne noted that the 2-year labor warranty is about to expire and all homeowners should immediately report any suspicious leaks to Property Management.

C. Web Site

1. Cynthia Daniel will be asked to be the manager of our condo web site.

D. Monthly Financial Statements

1. Rosanne Nobile, Linda Domian and Elizabeth Galvin to receive.

E. Sprinklers

1. Elizabeth Galvin asked that the timers be set very late at night, 11 p.m. or later.

F. Light Committee - In need of a Chairman

1. One person/volunteer per street to check the lights and change if necessary. If light still does not work, report to Property Management

Motion to adjourn by Jerry Costello and seconded by Karen Zachar

Meeting adjourned at 9:00 p.m.